phase 3 results
GROWTH & PRESERVATION

What's Inside

In phase 3 of NashvilleNext, participants identified how Nashville should accommdate 200,000 new residents and 300,000 new jobs by identifying areas for growth or for preservation. This is the draft report on the information gathered in this phase 3, running from October 2013 to January 2014. Public input was gathered at community meetings, public events, and through online surveys.

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About Phase 3

Public participation in Phase 3 of NashvilleNext was built around three parts, each of which allowed participants to provide input on how Nashville should grow in the future, including what kinds of places to preserve, and to rate and provide comment on the draft NashvilleNext Guiding Principles.

Plan, Nashville! meetings

Three intensive "Plan, Nashville!" public meetings focused on a growth and preservation mapping exercise, in which participants worked in teams of 3 to 8 people to use chips representing different kinds of places (such as urban mixed use, suburban residential, or core employment) to allocate 200,000 new residents and 300,000 new jobs. Each team also identified areas and kinds of places to preserve from development (such as floodplains or historic districts).

Growth & preservation survey

Paper and online surveys that invited respondents to rate different kinds of areas as more appropriate for new housing or employment growth or more appropriate for preservation. Respondents also reviewed and rated the seven draft Guiding Principles. People taking the online survey were also able to identify specific places for preservation or additional job or housing growth.

Dot boards

Dot maps, provided at Book-a-Planner presentations, allowed groups to jointly identify areas to grow and preserve.

Participation through Phase 3

Phase 3 of NashvilleNext continued the work of prior phases. The community's work in the initial survey, blue-sky visioning, and vision priorities were reflected in the draft Guiding Principles.

Meanwhile, participants were able to contribute their vision for how Nashville accommodate news homes and jobs through each participation tool.

Type	Participants
Plan, Nashville! meetings	**308**
Online	**568**
Paper surveys	**729**
Growth & preservation total	**1,605**

Phase	Participants
Community survey	**1,093**
Blue-sky visioning (phase 1)	**2,712**
Vision priorities (phase 2)	**4,954**
Growth & preservation (phase 3)	**1,605**
TOTAL	**10,364**

See a report on community engagement in phase 3, as well as the results of the public review of the Guiding Principles online at

*www.nashville**next**.net »*
Mapping Future Growth & Preservation

Key takeaways

The remainder of this report provides detailed results from different parts of phase 3. Because these results are so extensive, a summary of key take-aways is provided here:

- Strong support for protection of northwest Davidson County: Most tables and surveys supported protecting steep slopes; few chip maps placed any significant growth in relatively undeveloped areas in the northeast (in Joelton or Beaman Park, for example).
- Strong support for continuing downtown development and intensification: All tables endorsed continuing growth in and around downtown.
- Support for mixing uses in close proximity: All tables endorsed the importance of mixing uses, especially when contemplating adding density.
- Continued Support for transit
- Support for areas identified by community plans for activity centers and mixed use corridors
- Nuanced and often polarized approach to infill
  - Throughout phase 3, infill has been talked about in two senses.
  - In the first sense, infill is the opposite of continued outward expansion, redeveloping underused, primarily non-residential lots along major corridors, such as Murfreesboro or Charlotte Pikes. All tables expressed strong support for this.
  - In the second sense, residential infill considers to what extent existing urban and suburban neighborhoods should accommodate new homes (through accessory apartments, duplexes, townhouses, cottage courts, and the like).
  - The growth and preservation exercise showed strong disagreement over this sense of infill in established residential neighborhoods, with some tables embracing growth in these neighborhoods, some tables barring it entirely, and many tables identifying a middle ground.
  - Often, even in the context of infill in residential neighborhoods, participatnts expresed a strong desire that this infill occur close to corridors and centers, to protect the interior of neighborhoods.
  - Participants consistently placed more infill in urban neighborhoods than sububurban ones (about twice as much). This helps to highlight two issues. First, urban neighborhoods already have more of the amenities that support walkable communities. Second, urban neighborhoods generally have smaller "greyfield" opportunities than suburban neighborhoods, where large stretches of arterial corridors were built around big box commercial strips with large swaths of parking.

Participation Demographics

Whenever possible, NashvilleNext participants are asked demographic information, to monitor who is participating, so that gaps in participation can be addressed. In phase 3, 80% of respondents provided demographic information.

Legend

50 Davidson County (Census 2010)
- nashville**next** phase 3
- nashville**next** phase 2
- nashville**next** phase 1

How to interpret these charts

50 → Shows over-representation

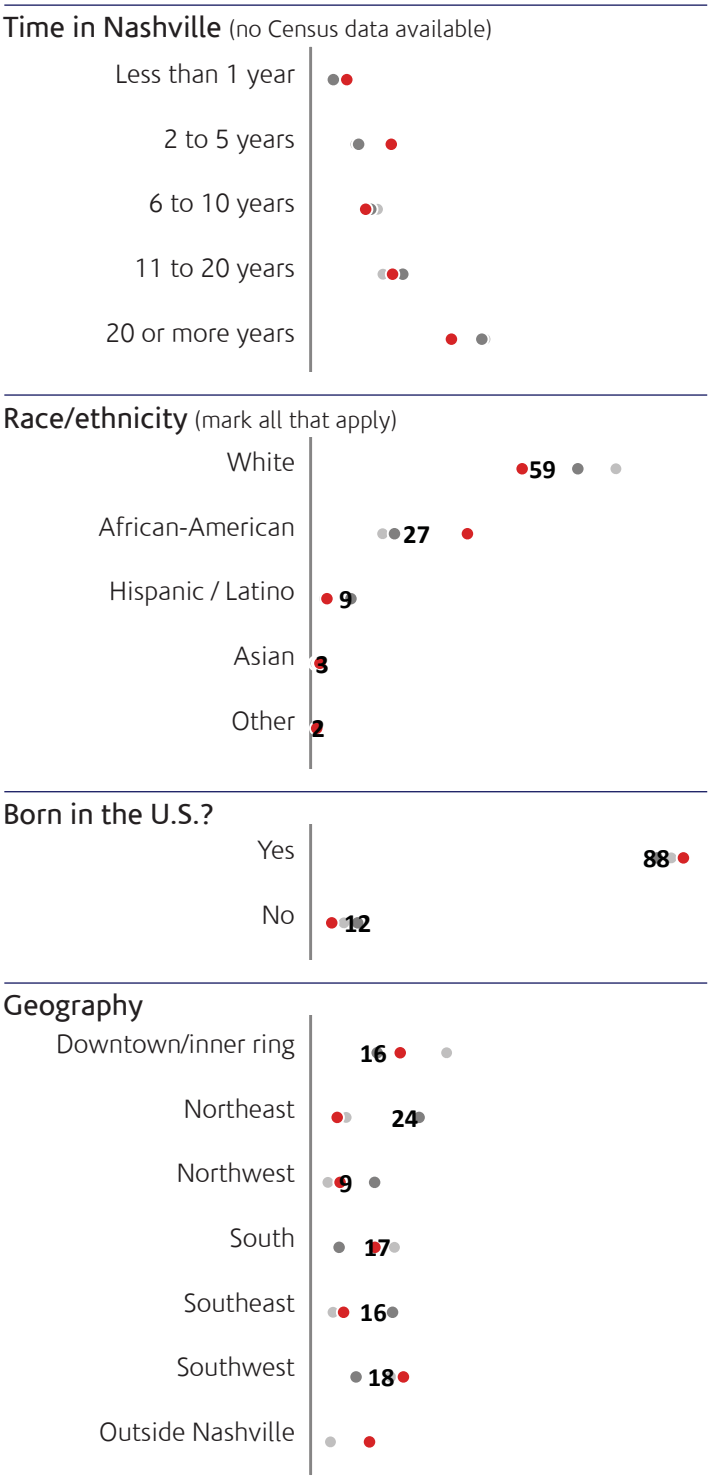
← **50** Shows under-representation

Key gaps

People who live alone. People whose highest level of educational attainment was some high school or high school graduate/GED.

Participation Demographics (continued)

Whenever possible, NashvilleNext participants are asked demographic information, to monitor who is participating, so that gaps in participation can be addressed. In phase 3, more than 80% of respondents provided demographic information.



Legend

50 Davidson County (Census 2010)
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- nashville**next** phase 1

How to interpret these charts

50 → ● Shows over-representation

● ← **50** Shows under-representation

Key gaps

People who are Hispanic/Latino or not born in the U.S. Residents of northeast and southeast Davidson County.

About the Plan, Nashville! meetings

The centerpiece for phase 3 was a growth and preservation mapping exercise. Participants worked in groups to identify how Davidson County should accommodate its expected growth of 200,000 people and 300,000 jobs over the next 25 years. After reviewing background material and video overview of the exercise, Nashvillians worked in small groups to decide an approach to growth and preservation with four elements:

- natural and historic features that their growth plan would preserve (upper right),
- an approach to infill housing in established urban and suburban neighborhoods (lower right),
- a county wide map showing areas for development and redevelopment using stickers representing different combinations of new jobs and residents (next page), and
- an individual review of the table's strategy.

Each table had to accommodate the full amount of residential and employment growth.

Natural and historic resources

Davidson County contains a wealth of natural and historic resources. Use dots to mark which ones you want to preserve from new development.

- ☐ **Floodplains**
- ☐ **Steep slopes**
- ☐ **Habitat**
- ☐ **Prime farmland**
- ☐ **Tree canopy**
- ☐ **Individual historic landmarks & buildings**
- ☐ **Historic districts**
- ☐ **Something else?**_____

Create your own infill chips

Established urban and suburban neighborhoods are important to Davidson County, providing quality of life for existing residents, while also attracting newcomers from across the country.

Work with your planning team to identify an appropriate infill strategy that protects neighborhood character while incorporating new residential development.

Urban neighborhood

Suburban neighborhood

Plan, Nashville! chips

About the chips

- Each chip shows different combinations of people and jobs in 1/4 square mile.
- Chips may be exchanged for one another as long as the total amount of people and jobs to be placed in the county stays the same.
- Exchanging between Core, Urban, and Suburban chips works like this:
  1 Core = 2 Urban = 4 Suburban
  Visit the banker to make an exchange.
- In this exercise, Core, Urban, and Suburban are used to show different development intensities. They do not mean where in the county each chip can be used.

Transportation improvements

Use strips of white tape to show where transportation improvements should be made. Tell your facilitators what kind of improvement each piece of tape is.

Speakers

Joe Minicozzi

The Math of Smart Growth

Using current County property tax records, Minicozzi studied the value per acre of every parcel in Davidson County to understand the impact of urban form on the County's financial well-being.

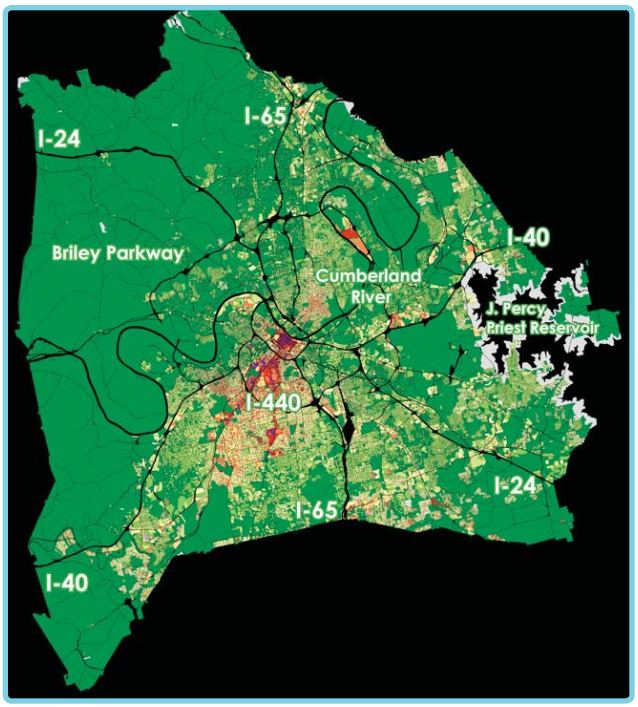
Minicozzi's work shows that large parcels that generate large overall tax revenue often perform less well than smaller, more densely developed parcels on a per acre basis.

This is important because land is constrained in Nashville, making the efficient use of land important to the County's finances.

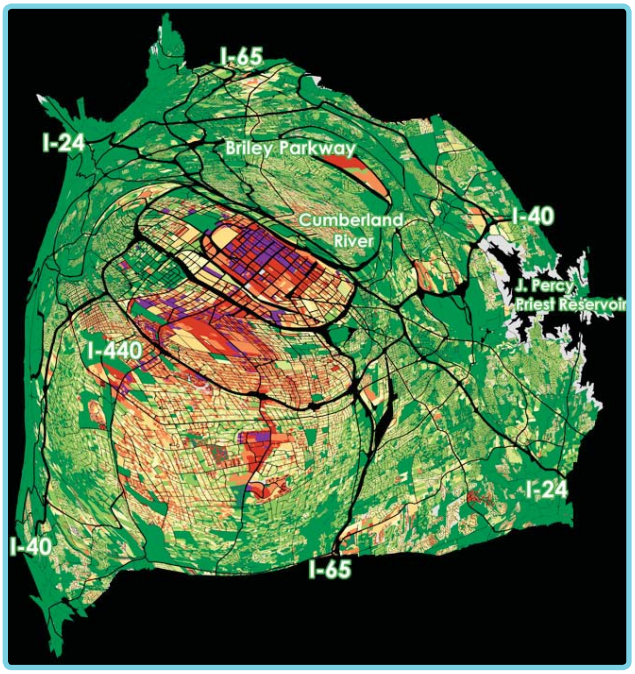
Wal-Mart, 100 Oaks
$1,208,732 / acre

An example of comparing properties based on value per acre. **Above**, the Wal-Mart at 100 Oaks is valued at $1.2 M per acre. Meanwhile, **below**, the modest density of condominiums at 2112 Acklen Avenue is valued at $10.5 M per acre. Understanding the role of urban form is important to maintaining Nashville's financial health.

2112 Acklen
$10,583,276 / acre



These maps are colored as "heat maps" to demonstrate thevalue per acre of parcels acrossthe county. The map below uses those same values to set the physical sizes of parcels based on the relative value. So if a property were 10x the value of another, the parcel was shaped to physically represent that scale. The map clearly demonstrates that Downtown grows in value, to a potency well over its size.



Arthur Nelson

Arthur Nelson delved deep into NashvilleNext's demographic projections, matching demographic trends to current household preferences, housing market trends, and land use and parcel data throughout Davidson County.

Davidson County is expected to grow by 200,000 people through 2040. In addition, the demographic profile, in particular the age and size of households, will change over that time (see graphics at right), with large impacts to Nashville's housing market.

49% of Nashville's population growth will be **people living alone**

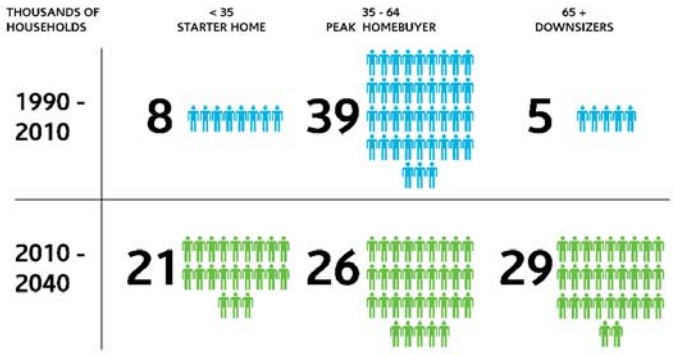
Nelson highlighted several other changes beyond age demographics that are expected to continue to shift the housing market toward rentals and smaller homes:

- Rising energy costs, especially gasoline
- Stagnating incomes and lagging employment
- Tighter home financing
- Increased racial and ethnic diversity

Dr. Nelson recommended one possible solution to these demographic changes: redeveloping Nashville's low-density, primarily commercial corridors. He noted several factors that make these areas prime opportunities:

- These properties are already level and well-drained
- They typically under single, profit-motivated ownership
- Major infrastructure like electrical, sewer, and water is already in place
- They are typically along major, 4 (or more) lane roadways that have sufficient space to add transit right of way
- They are already committed to commercial and mixed use
- Transforming aging buildings and parking lots can bring out neighbors in support of development projects, rather than in opposition.

Housing market changes



More households will be looking for smaller housing than in the last twenty years, in part because of demographic trends, such as the increase in households without children (81% of the increase in households between 2010 and 2040).

Corridor opportunities

Non-residential property typically has a lifespan between 10 and 60 years. Looking ahead 25 years, through the normal lifespan of its non-residential buildings, Nashville has the opportunity to profoundly reshape the city, by rebuilding its pikes and commercial, office, and industrial centers.

In 2010, Nashville has 527 million square feet of non-resdiential buildings.

527,000,000 sf

Through 2040, Nashville will add 398 million square feet.

398,000,000 sf

But because our current space is so old, 807 million square feet will be rebuilt.

807,000,000 sf

All told, Nashville will need to build more than 1 billion square feet of non-residential space over the next 25 years.

1,205,000,000 sf

Results

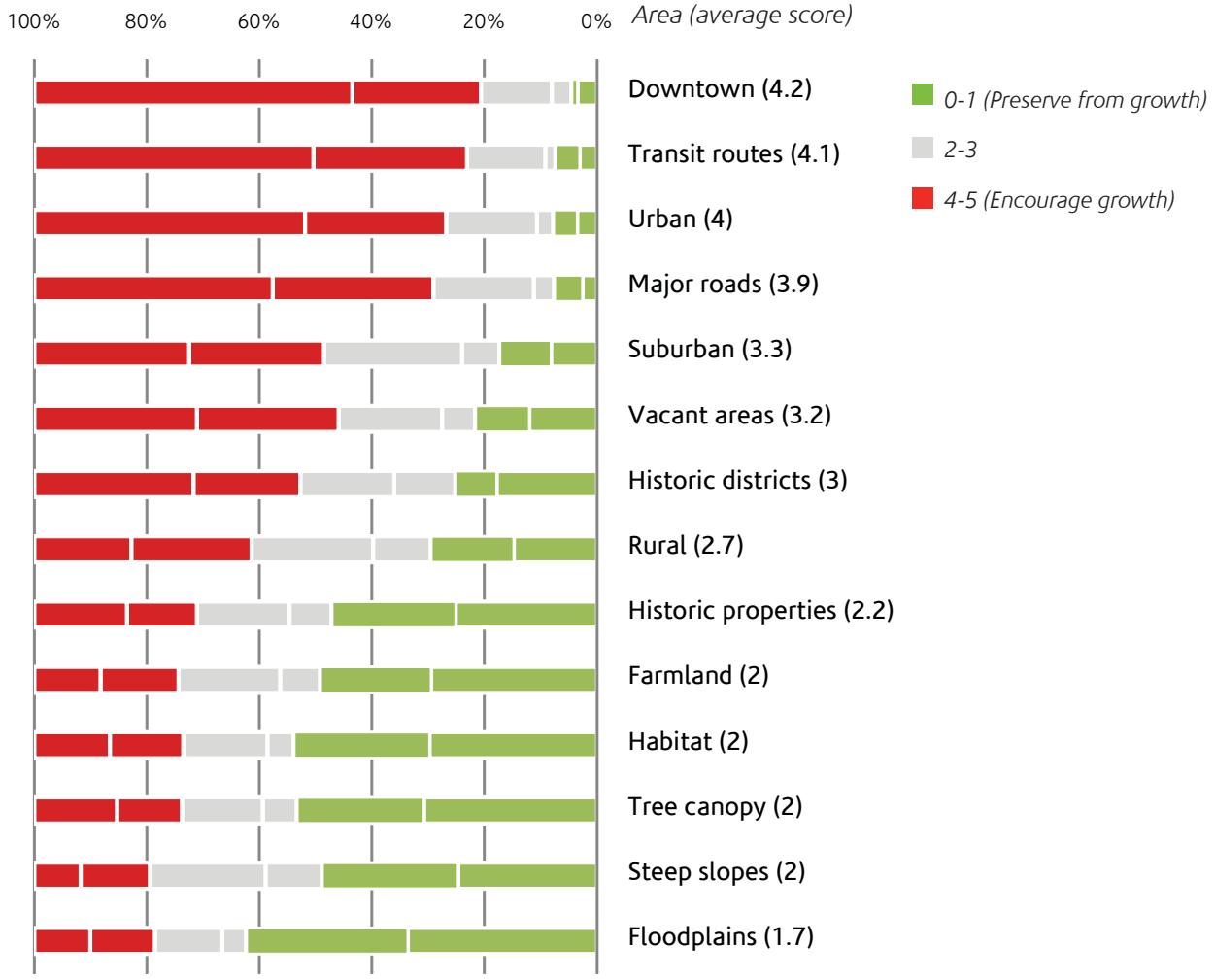
Growth/preservation survey responses

1,228 responses

Nashvillians rated 14 areas on a scale of 0 (preserve from growth) to 5 (encourage residential or employment growth) online and on paper surveys. The chart below shows which areas respondents rated as most appropriate for new growth (top of the chart) to most appropriate to preserve (bottom of the chart), in order of average rating (in parantheses).

Once this survey was in the field, staff heard reports of confusion over how to interpret "growth" in some environmental features. That is, did "growth" in floodplains mean building more over floodplains (yes) or preserving more land as floodplain (no). Only a small number of respondents appear to have been confused.

Nevertheless, this may have made the results choppier than they would have been with clearer question wording.

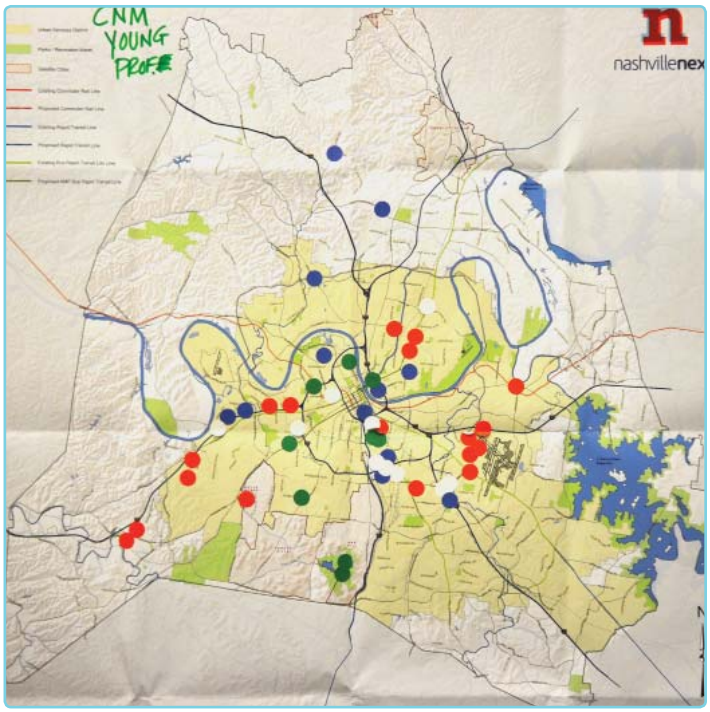


Growth/preservation dot maps

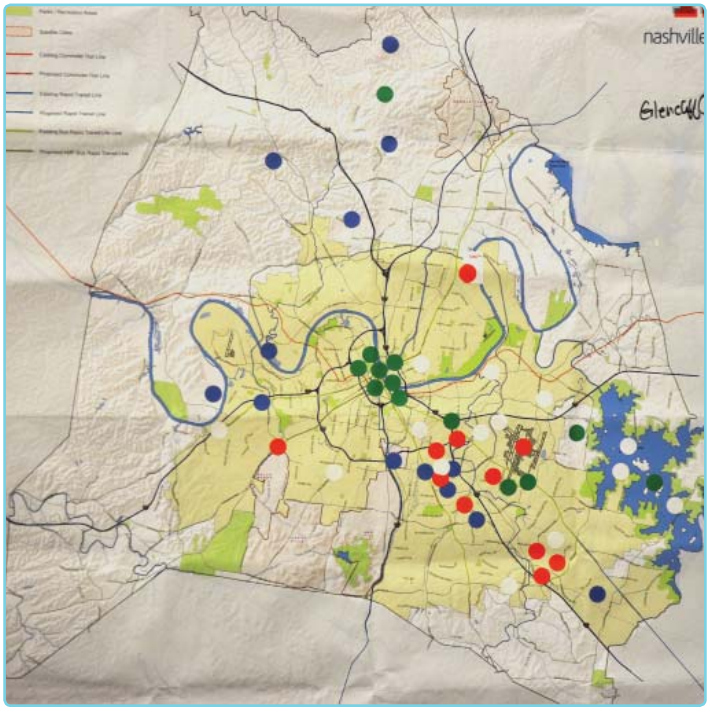
During Phase 3's Book-a-Planner presentations, staff brought maps of Davidson County, and encouraged participants to use dots to show where in the County was appropriate to preserve (green dots) or add residences (red dots) or jobs (blue dots). Though not as a detailed as the results from the survey or chip exercise, generally, these maps reinforce the conclusions from those other tools.

Antioch High School

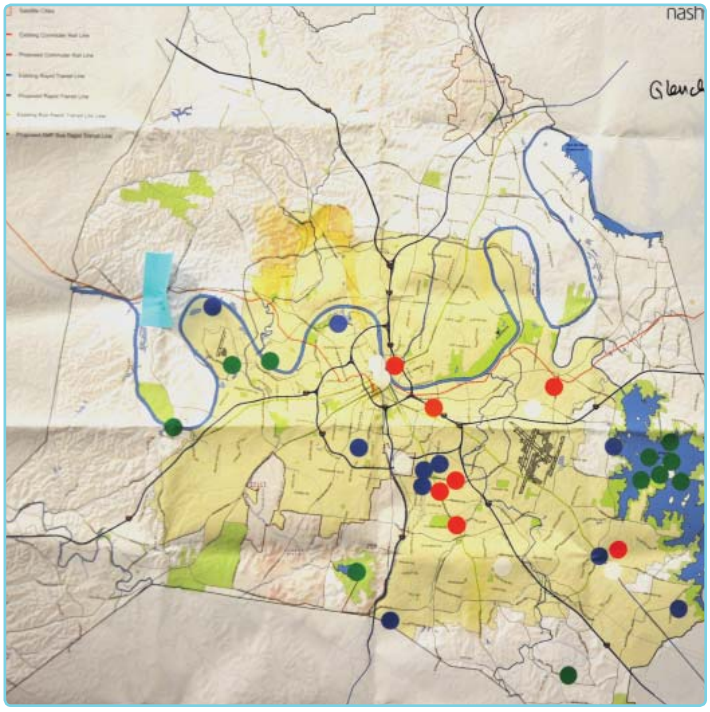
Center for Non-Profit Management, Young Professionals



Glencliff High School (1)



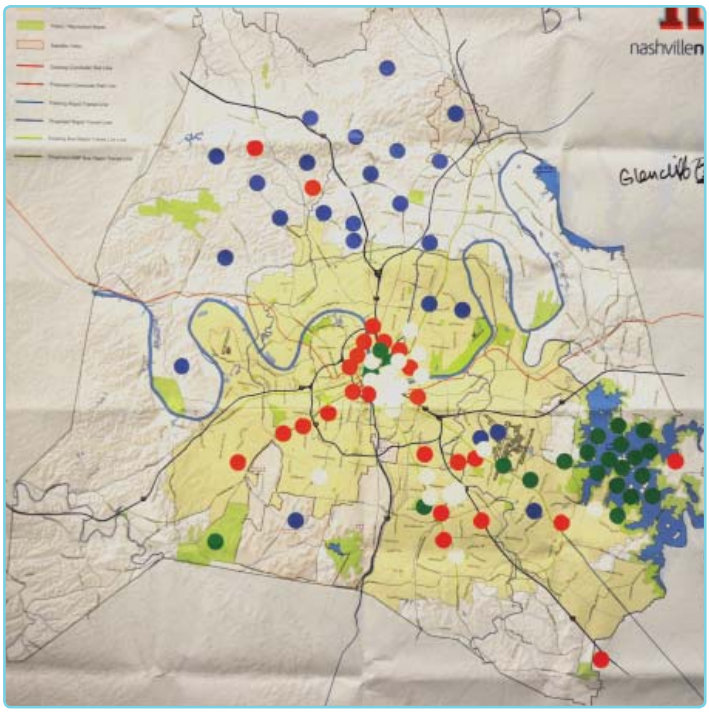
Glencliff High School (2)



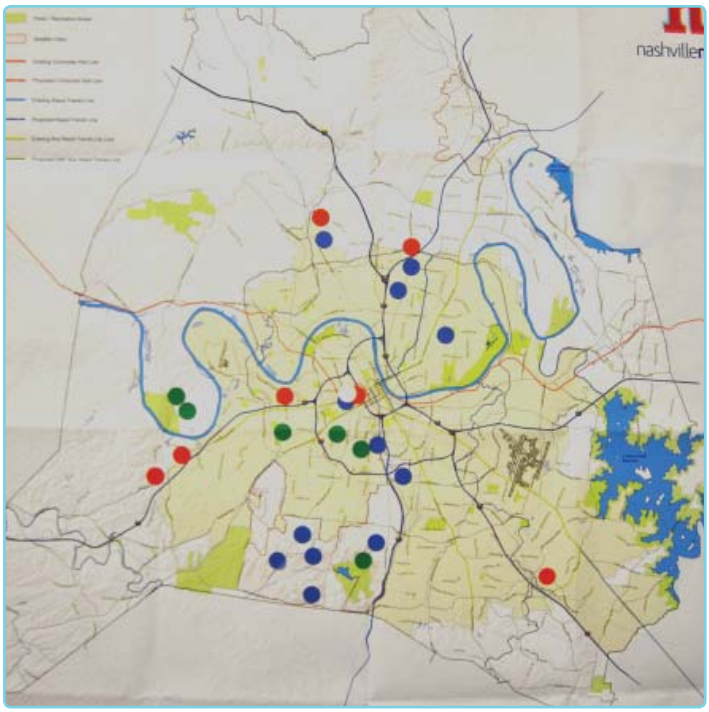
Growth/preservation dot maps (continued)

During Phase 3's Book-a-Planner presentations, staff brought maps of Davidson County, and encouraged participants to use dots to show where in the County was appropriate to preserve (green dots) or add residences (red dots) or jobs (blue dots). Though not as a detailed as the results from the survey or chip exercise, generally, these maps reinforce the conclusions from those other tools.

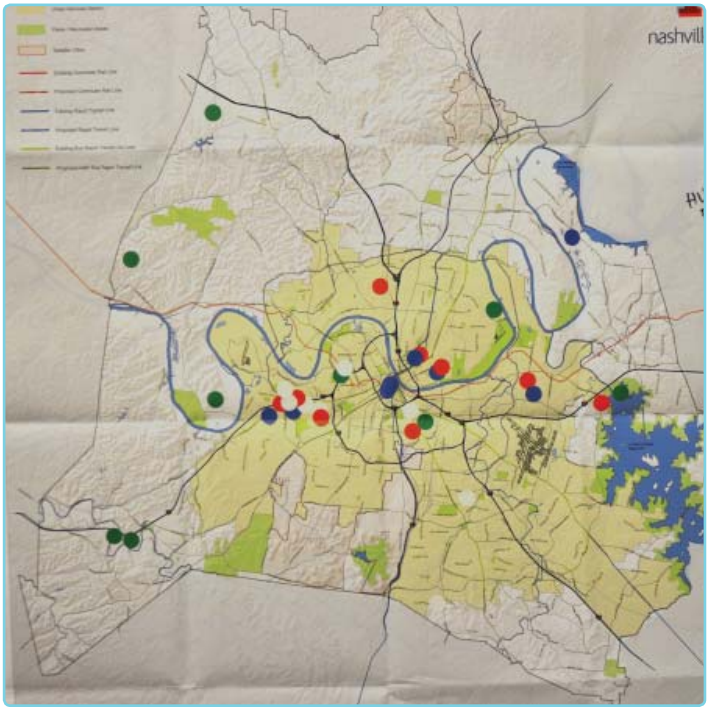
Glencliff High School (3)



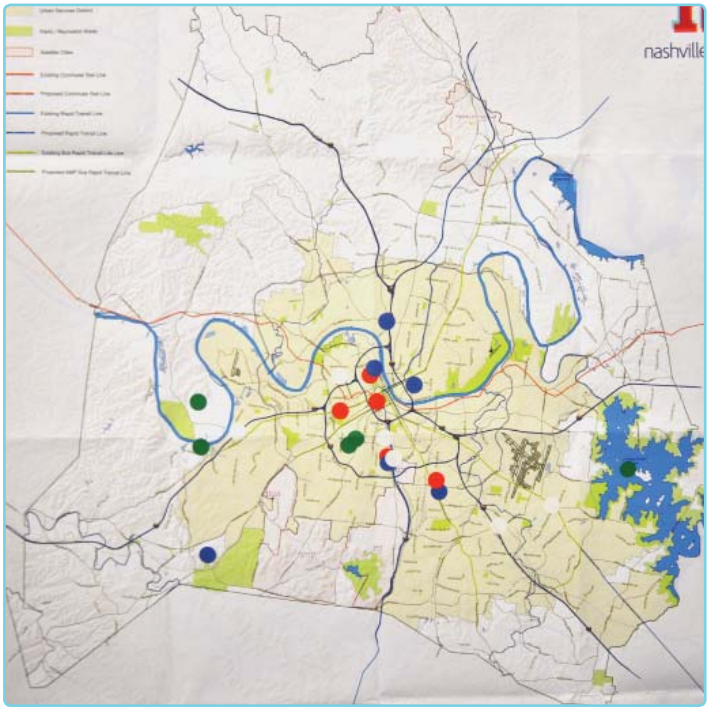
Hillsboro-West End Neighborhood meeting



Hume Fogg High School



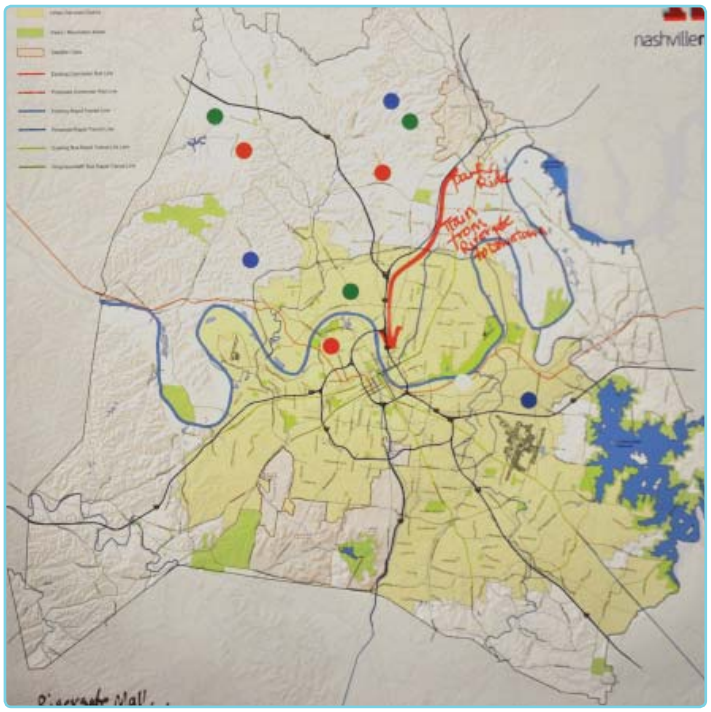
Lipscomb University Sustainability class



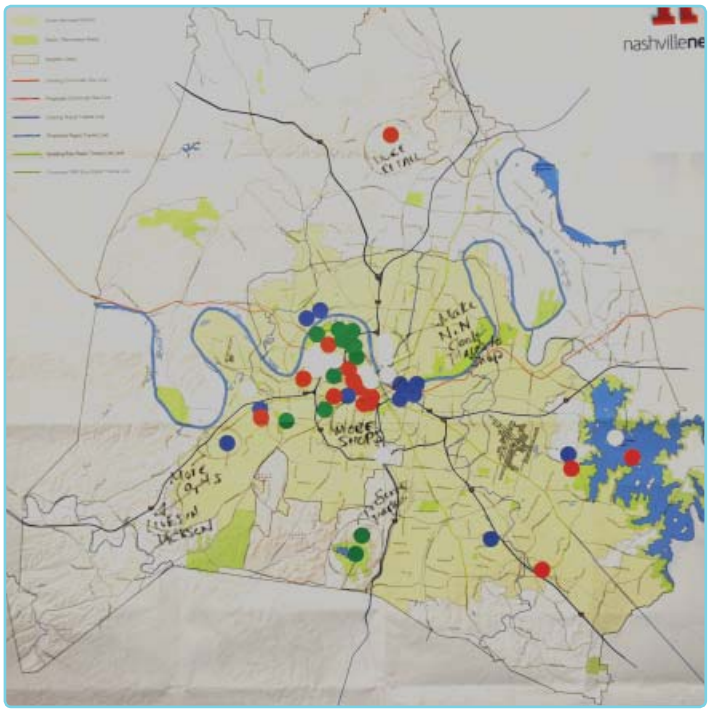
Growth/preservation dot maps (continued)

During Phase 3's Book-a-Planner presentations, staff brought maps of Davidson County, and encouraged participants to use dots to show where in the County was appropriate to preserve (green dots) or add residences (red dots) or jobs (blue dots). Though not as a detailed as the results from the survey or chip exercise, generally, these maps reinforce the conclusions from those other tools.

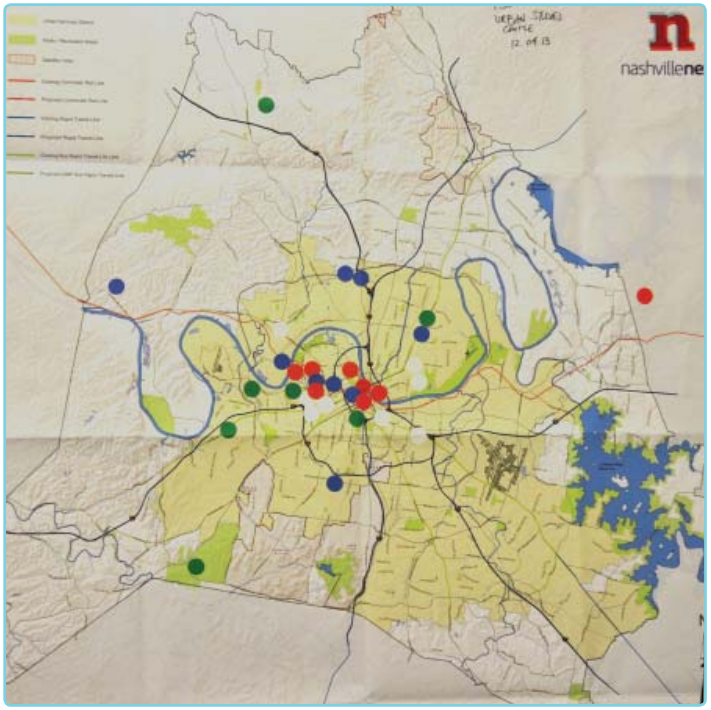
Rivergate Mall



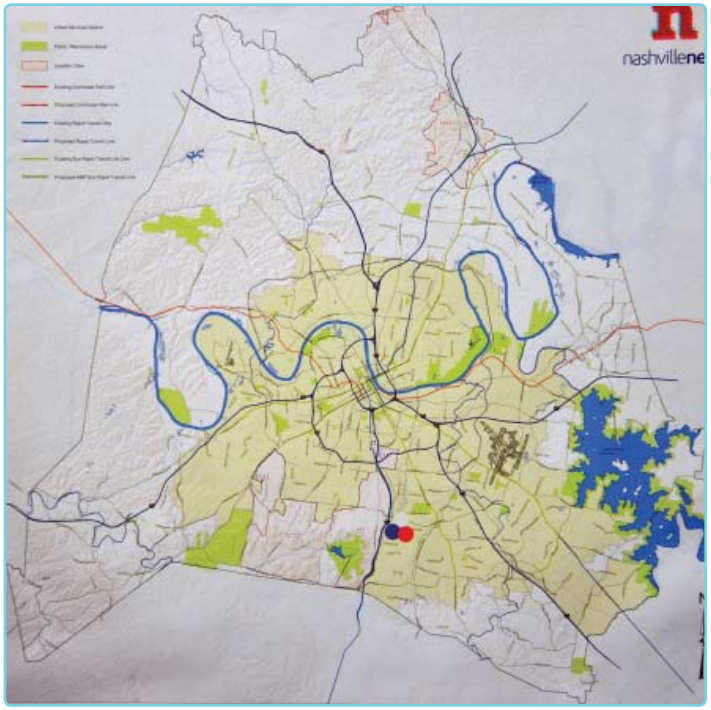
Tennessee State University Engineering class



Tennessee State University Urban Studies class



Watkins Park Make-a-Difference Day



Online growth and preservation points

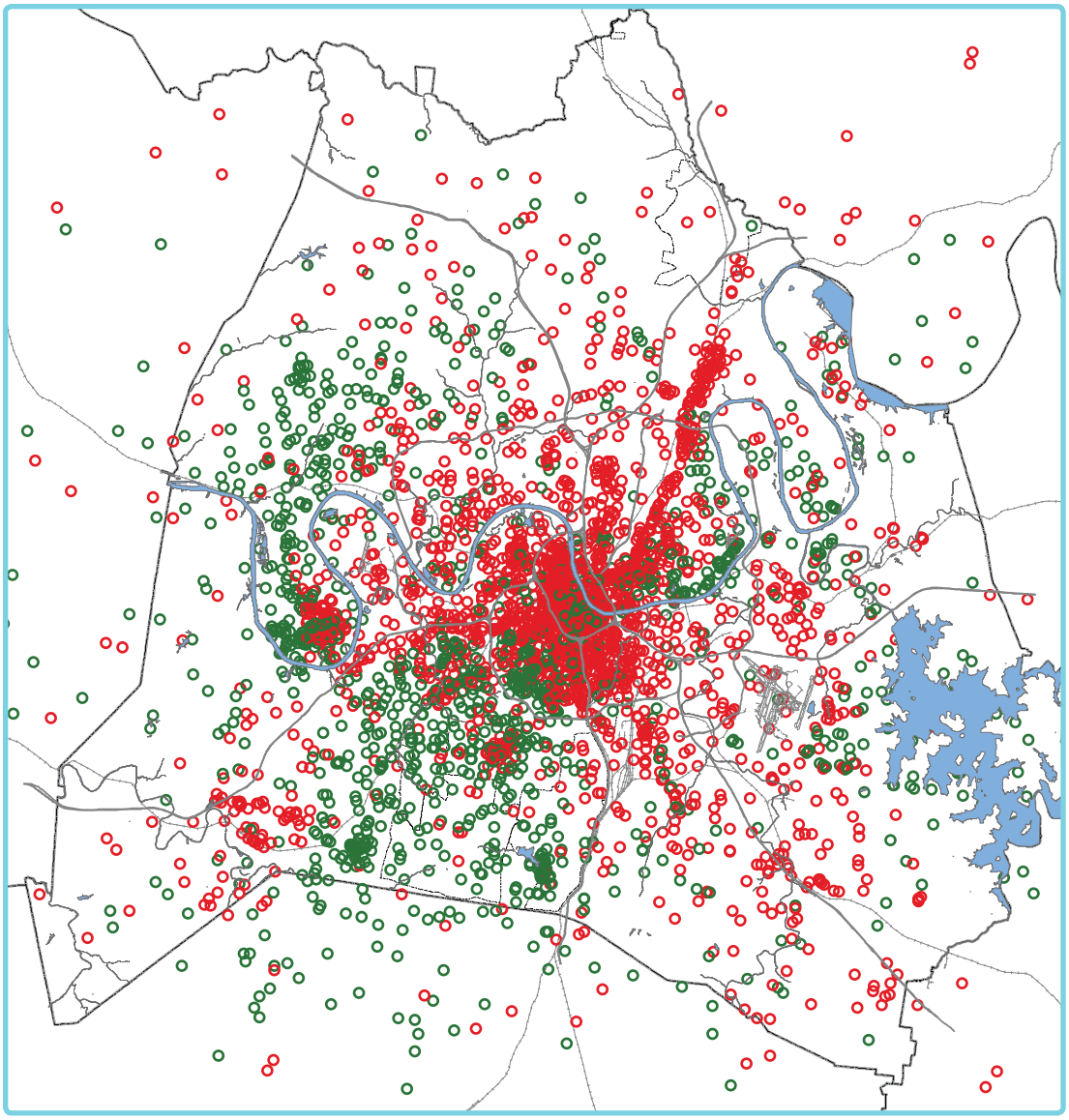
In the online growth and preservation survey, in addition to rating kinds of areas as appropriate for preservation or growth, respondents were also able to add points to a map of Davidson County, identifying specific areas as appropriate for preservation or growth. Respondents were invited to place equal numbers of growth and preservation points.

In addition, when placing a point, respondents were prompted to explain why they placed the point where they did (out of 3,779 points, 935 included explanations).

The maps below show the overall distribution of growth and preservation markers.

Number of points submitted per survey	Number of respondents
100 or more	2
50 to 99	8
25 to 49	25
10 to 24	68
3 to 9	191
1 or 2	146

Kind of point	Number of points
Growth	2,414
Preservation	1,365



This maps shows all 3,779 points collected through the NashvilleNext online growth & preservation survey. Survey takers could place one of two kinds of points:

- areas to add population or employment growth
- areas to preserve from additional growth

Coded points

Where an explanation was provided, each was reviewed by planning staff and assigned one of 48 summary codes. For space reasons, an additional 40 codes identifying where the point was placed (such as "Charlotte Pike" or "Bellevue Mall" are not shown.

The table below shows how many points each code was applied to.

Code	Count
Transit	89
Commercial	66
Housing	61
Revitalize	57
No more development	54
Mixed use	53
Walkable	44
Potential	34
Traffic	31
Parks	16
Environmental features	13
Historic	10
Transportation/infrastructure	10
Employment	10
Character	9
Density	7
Rural	6
Centers/corridors	4
Urban core	4
Green space	4
Riverfront	4
Farmland	3
Parking	3
River	3

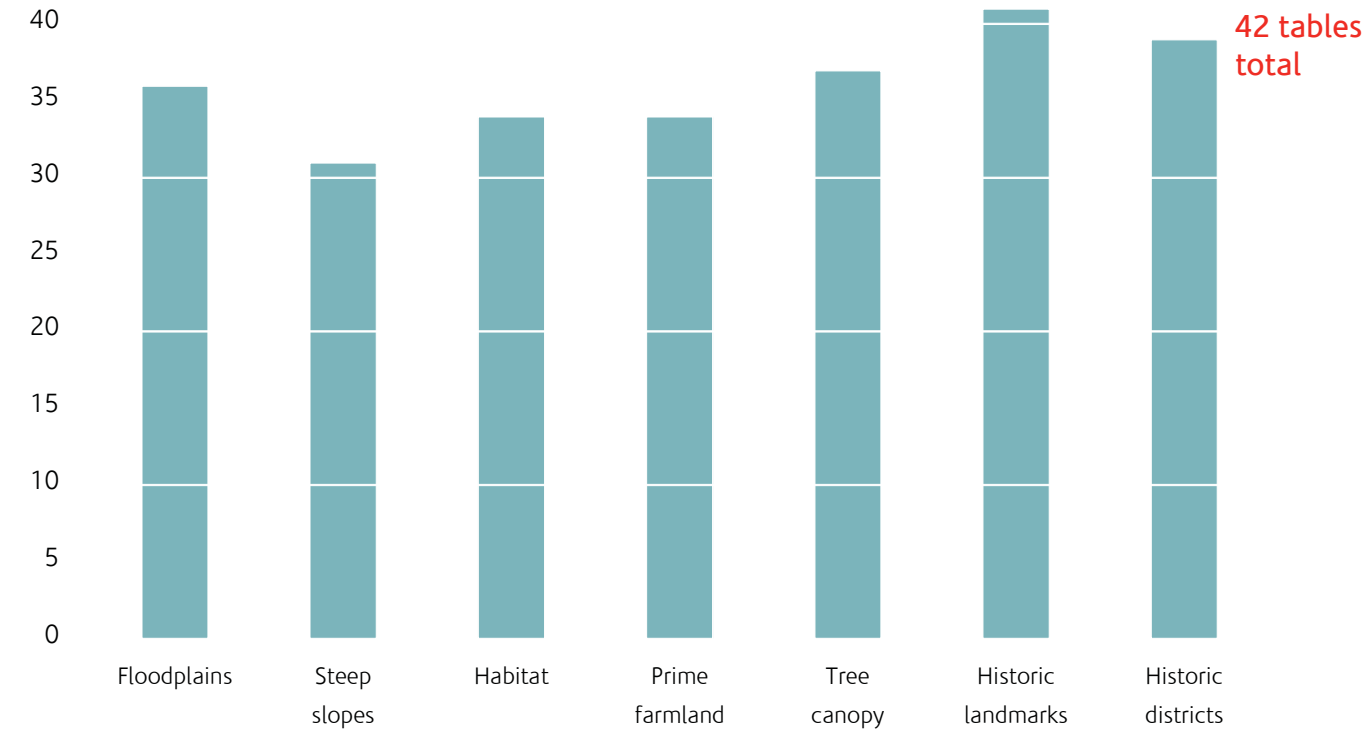
Code	Count
Fairgrounds	2
Environtmental features	2
Large lot character	2
Affordability	2
Neighborhoods	2
Older homes	2
Mall	2
Preserve landscape	2
Universities	2
No Code	2
Cleveland Park	1
Cherokee	1
Capitol views	1
Currently growing	1
Design	1
Environmental featuers	1
Greenfield	1
Infill	1
Mixed income	1
Outside Nashville	1
Stadium	1
Stop excavation	1
Large lots	1

Chip exercise results

Protection choices

The first task in the chip exercise was for each table to identify which of seven kinds of places they wanted to preserve in their growth map. Tables could pick as many or as few options as they wanted, as well as identify additional places to preserve.

Number of tables selected each environmental or historic feature for preservation



Other places to preserve
Rural neighborhoods
Radnor lake, shelby park, warner parks
Edwin/Warner Parks, Radnor Lake, Pedestrian walkways & crosswalks
Senior centers, Youth centers, Parks
Natural springs, recreation areas, entertainment along river
West End, Growing Commerce
Infill Pocket Parks in existing neighborhoods, protect exisitng neighborhoods (prevent industry from infringing upon them)
Parks
Preserve Jefferson St. Culture and Universities
Community gardens

Other places to preserve
open space
Affordability
Green space/Creative re-use
rural areas/land preservation
Green space
green space, parks, waterways/rivers
New parkland
On-street parking
Creeks
Waterways, rivers, creeks, lakes
Mixed income neighborhoods, existing rail lines, culture & atmosphere
Economic growth

Residential infill choices

The second step in the chip exercise was to identify an approach to accommodating new homes in established urban and suburban neighborhoods.

Each table was presented with two example quarter-mile neighborhoods (one urban and one suburban, above), along with seven infill types (at right), along with two strategies for incorporating each type into neighborhoods: one per quarter-mile or one per block. A table showed how many people were accommodated for each type of infill added per neighborhood or block.

In addition, each table could adopt (or modify) one of three example approaches, each one adding more infill than the last.

This complex approach was intended to allow each table to develop a nuanced approach to balancing neighborhood preservation with opportunities for adding more types of housing in urban and suburban settings. In practice, the exercise was extremely difficult for each table and frustrated many participants.

Nevertheless, most tables were able to reach consensus on an approach. Some declined to incorporate any infill; most added some amount.

Infill strategy	Tables
No infill	13
A (15,000 residents)	4
B (42,000 residents)	5
C (70,000 residents)	1
Tailored approach (the table crafted its own mix of infill types and split between urban and suburban neighborhoods)	17

Infill amount	Tables
No infill	13
Less than 15,000 residents	4
15,001 to 42,000 residents	8
42,001 - 70,000 residents	9
More than 70,001 residents	8

A facilitator records a table's decision on how many new single family homes should be added in each urban block

Participants review the character of different infill types that can be matched to neighborhood contexts.

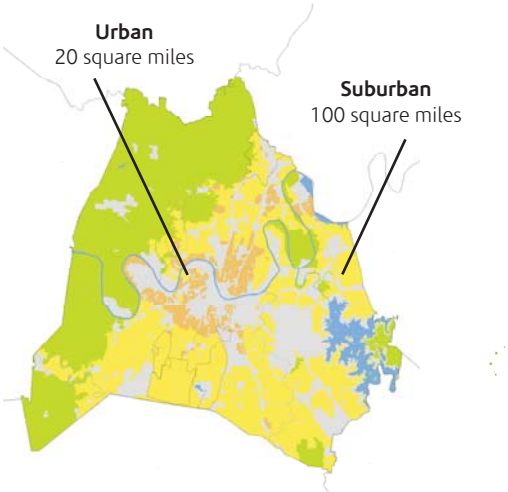
The following infill development types were provided to encourage discussion of how to fit new housing units into existing residential neighborhoods. Using the two context chips (urban neighborhood and suburban neighborhood) at left, participants could delve into the nuances of form, character, and placement.

	Urban		Suburban	
Infill Development Types	**Per Neighbor-hood**	**Per Block**	**Per Neighbor-hood**	**Per Block**
New Single Family 1 per replacement unit / 2½ people per unit	200	5,000	1,000	6,000
Accessory Dwellings 1 per replacement unit 1½ people per unit	120	3,000	600	3,600
Duplexes 1 per replacement unit 1½ people per unit	120	3,000	600	3,600
Triplexes/Fourplexes 2½ per replacement unit 1½ people per unit	300	7,500	1,500	9,000
Townhouses 4 per replacement unit 1½ people per unit	480	12,000	2,400	14,400
Cottage Courts 6 per replacement unit 1½ people per unit	720	18,000	3,600	21,600
Stacked Flats 10 per replacement unit 1½ people per unit	1,200	30,000	6,000	36,000

Infill beyond NashvilleNext

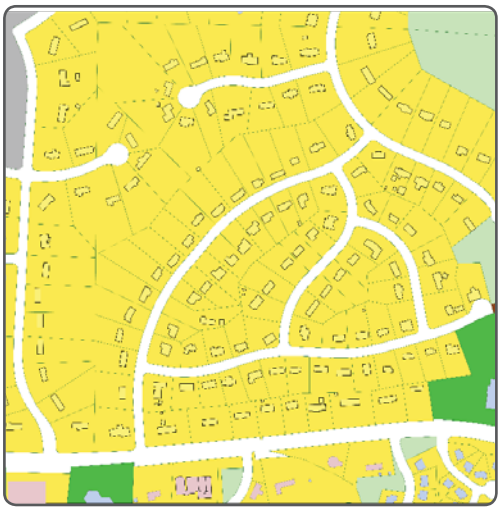
The planning process for NashvilleNext does not exist in a vacuum. While the long-range vision for Nashville's future is being developed, decisions continue to be made: investments and zoning decision, development decisions, community decisions. While not formally part of NashvilleNext, Metro's ongoing conversations with community nevertheless impact the planning process.

In particular, planners are keenly aware of the ongoing debate over infill development (and discussion over subdivision regulations), both participating in that discussion and bringing insights and observations into discussions about the General Plan.



Urban neighborhood

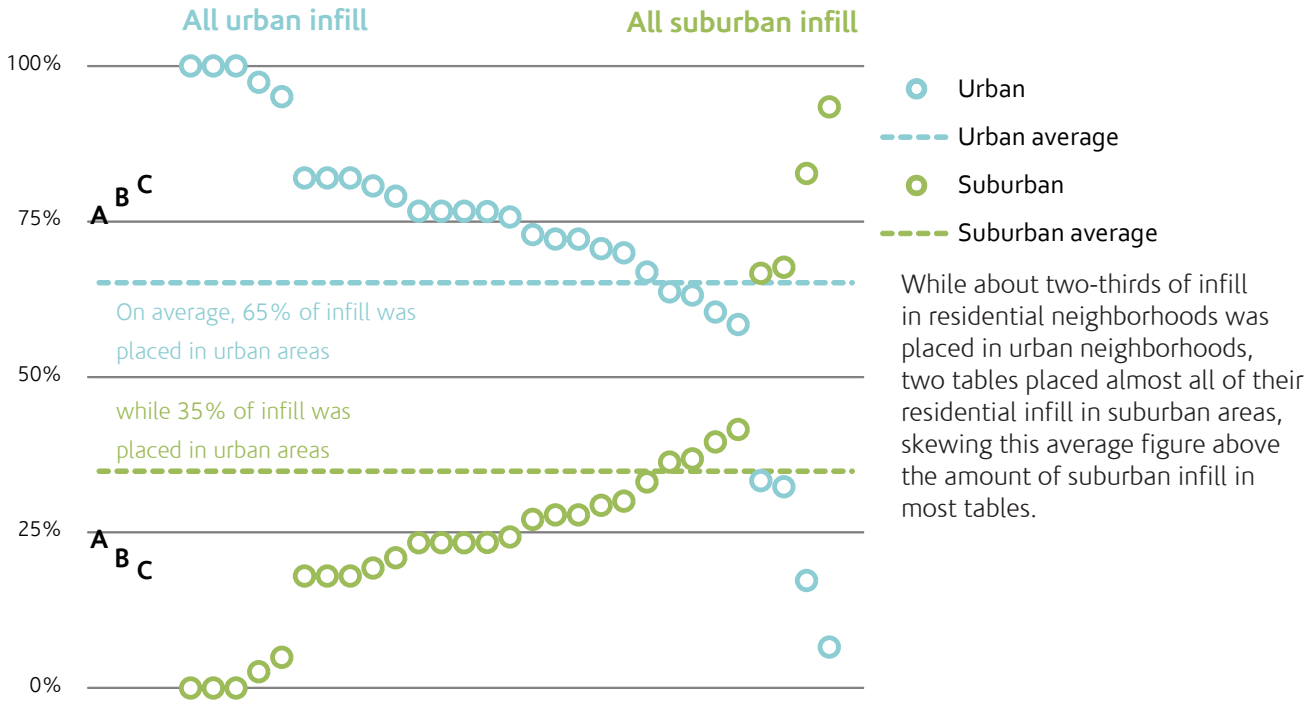
2/3 of all residential infill was placed in urban neighborhoods



Suburban neighborhood

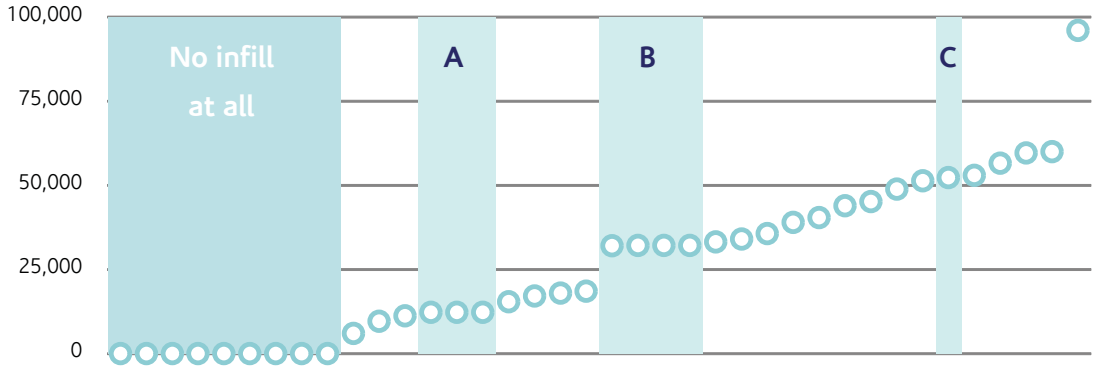
1/3 of all residential infill was placed in suburban neighborhoods

For each table, the breakdown of infill placed in urban neighborhoods versus suburban neighborhoods.

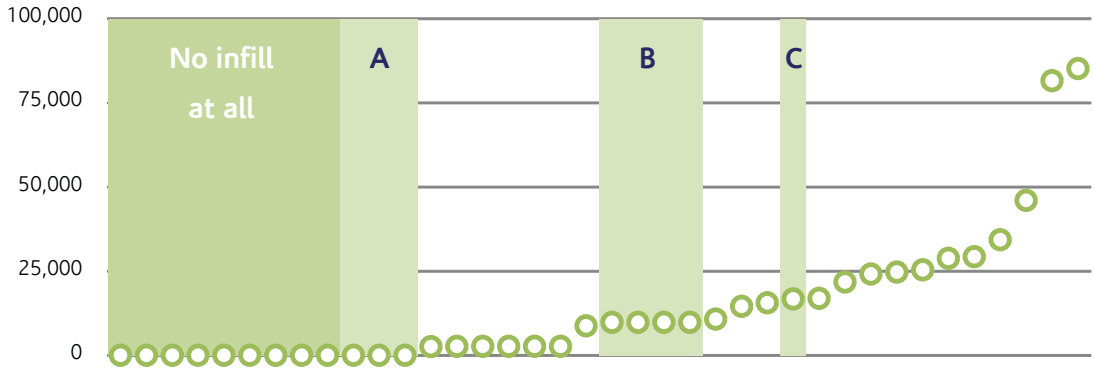


While about two-thirds of infill in residential neighborhoods was placed in urban neighborhoods, two tables placed almost all of their residential infill in suburban areas, skewing this average figure above the amount of suburban infill in most tables.

How many new residents did each table accommodate in existing urban neighborhoods?



How many new residents did each table accommodate in existing suburban neighborhoods?



Discussion of general approaches

After tables made their protection and infill choices, they spent the remainder of the exercise placing chips on the maps of the county. Tables that accommodated a substantial amount of new residential growth in existing neighborhoods had only employment chips to place; tables with less residential infill had more flexibility in choosing form (separated or mixed housing and employment).

Some of the key topics that tables discussed in placing their chips:

- Focusing downtown and along corridors
- Preferring urban to suburban areas
- Using growth to improve existing areas
- Placing jobs close to where people live, particularly lower income neighborhoods
- The affordability of new growth, and the availability of transit for lower income households to get to jobs
- Bells Bend was a frequent point of discussion, with some tables placing chips there, but most not.
- A preference for accommodating growth where there is existing available infrastructure capacity

How many new residents were accommodated for each kind of infill

The tables below show how the teams used the different infill development types. Ten tables used one of the three set patterns (A, B, or C), as well as the average, minimum, and maximum populations placed in the development types from the remaining 18 tables ("tailored").

URBAN

	Number of tables		New single family	Accessory Dwellings	Duplex	Triplex/ Fourplex	Town-house	Cottage court	Stacked flats
OVERALL AVERAGE	28	34,866	8,057	7,821	5,357	1,371	3,000	3,720	6,321
A	4		5,000	3,000	3,000	900	480	720	0
B	5		15,000	6,000	6,000	1,500	960	1,440	1,200
C	1		20,000	12,000	12,000	1,800	1,920	2,160	2,400
Tailored average	18	40,699	6,144	9,167	5,333	1,417	4,187	5,107	9,367
...maximum		96,000	20,000	30,000	24,000	7,500	24,000	18,000	60,000
...minimum		6,000	200	6,000	6,000	900	960	1,440	1,200

SUBURBAN

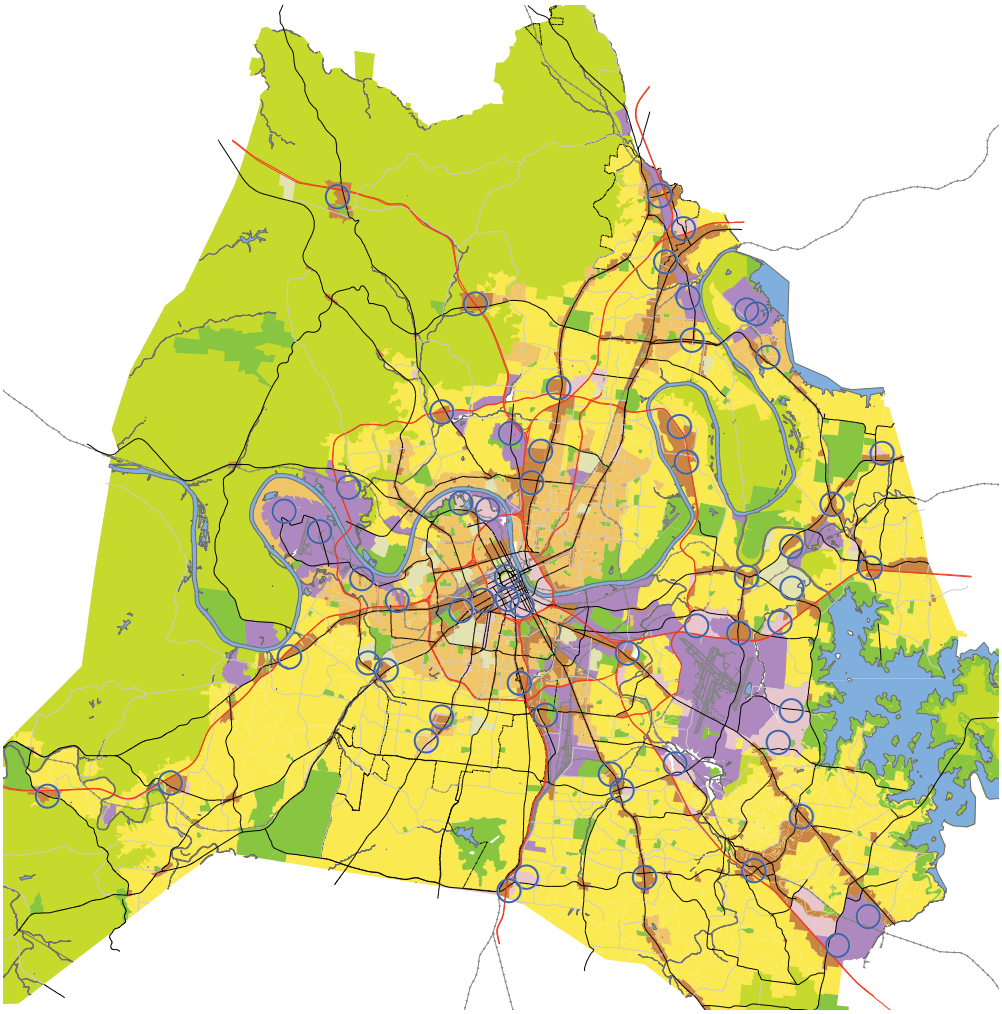
	Number of tables		New single family	Accessory Dwellings	Duplex	Triplex/ Fourplex	Town-house	Cottage court	Stacked flats
OVERALL AVERAGE	28	20,784	5,371	4,286	1,221	1,168	2,786	2,357	943
A	4		0	0	0	0	0	0	0
B	5		1,200	1,200	1,200	1,200	1,200	1,200	1,200
C	1		2,400	2,400	2,400	2,400	2,400	2,400	2,400
Tailored average	18	29,036	7,889	6,200	1,433	1,350	3,867	3,200	1,000
...maximum		85,200	60,000	36,000	7,200	3,000	28,800	7,200	6,000
...minimum		2,600	0	600	600	1,500	0	0	0

Community plan representation

Each county-wide map started with a set of chips representing key areas in the 14 Community Plans created since the last General Plan. These chips, primarily Mixed Use, Mixed Employment, and Employment, were placed to represent existing policies. They represented 112,000 new residents and 170,000 new employees.

Each table was able to move, replace, or remove each of these chips. In practice, few did.

The map below shows a simplified policy map from the existing Community Plans, along with the placement of the initial alotment of chips. In the overlay maps that follow, whenever a chip type was included in this initial set, it is shown in yellow.



Legend

- Water bodies
- Rural Residential
- Suburban Residential
- Urban Residential
- Downtown / Employment Center / Office
- Industry / Utilities
- Civic / Institution / Government
- Mixed Use Centers and and Corridors
- Parks/Recreation
- Community plans (initial chips placed on map)

How many of each chip type were used?

The table at right shows how many of each kind of chip was used, counting across all tables.

To simplify, Large Lot Suburban chips are counted under Suburban Housing (only 3 of these chips were used, so this only adds 0.75 to the Suburban Housing tally).

	Rural	Suburban	Urban	Core
Housing	50 residents 0 jobs 26 chips placed	1,000 residents 0 jobs 129 chips placed	2,000 residents 0 jobs 238 chips placed	
Mixed Residential		2,000 residents 1,000 jobs 10 chips placed	4,000 residents 2,000 jobs 20 chips placed	
Mixed Use		2,000 residents 2,000 jobs 513 chips placed	4,000 residents 4,000 jobs 249 chips placed	8,000 residents 8,000 jobs 41 chips placed
Mixed Employment		1,000 residents 2,000 jobs 261 chips placed	2,000 residents 4,000 jobs 389 chips placed	4,000 residents 8,000 jobs 98 chips placed
Employment		0 residents 1,000 jobs 265 chips placed	0 residents 2,000 jobs 582 chips placed	0 residents 8,000 jobs 72 chips placed

Percentage breakdown of new residents and jobs by context

Context refers to the general look and feel of an area, from rural to downtown or core. In Nashville's community plans, character is also talked about in terms of transects (for example, rural is T2, while urban is T4.)

Context	New residents	New jobs
Rural	0%	xxx
Suburban	33%	25%
Urban	53%	52%
Core	14%	23%

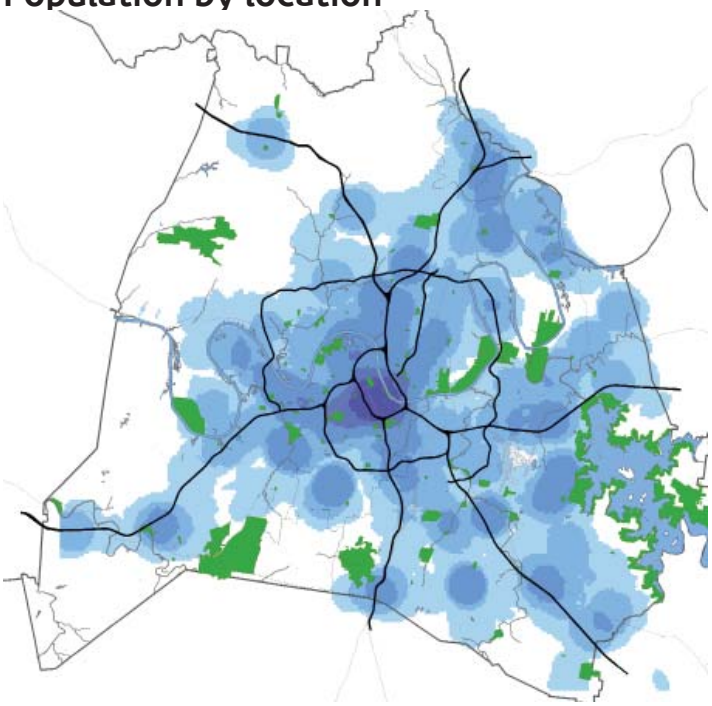
Percentage breakdown of new residents and jobs by form

Here, form refers to how residential and non-residential uses are mixed within a quarter-square mile.

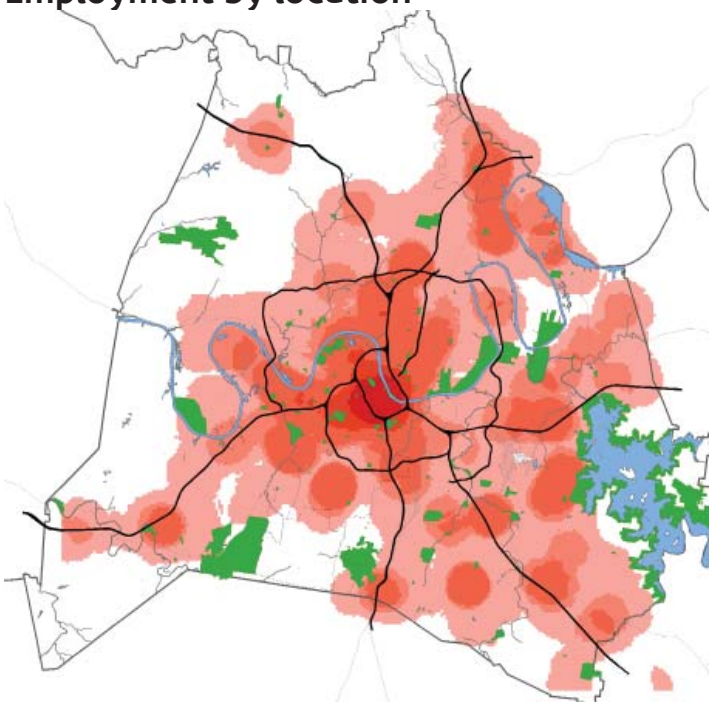
Form	New residents	New jobs
Infill	13%	xxx
Housing only	12%	xxx
Mixed residential	2%	1%
Mixed use	45%	32%
Mixed employment	28%	39%
Employment only	xxx	28%

The maps below show, regardless of chip type, where the concentration of people and jobs placed by participants are located. The charts below show the most used chips for population and employment.

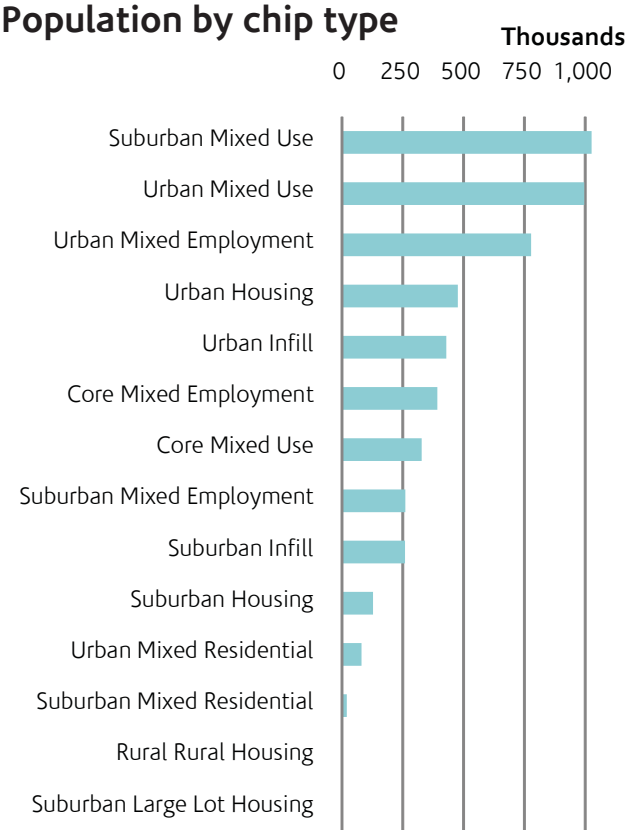
Population by location



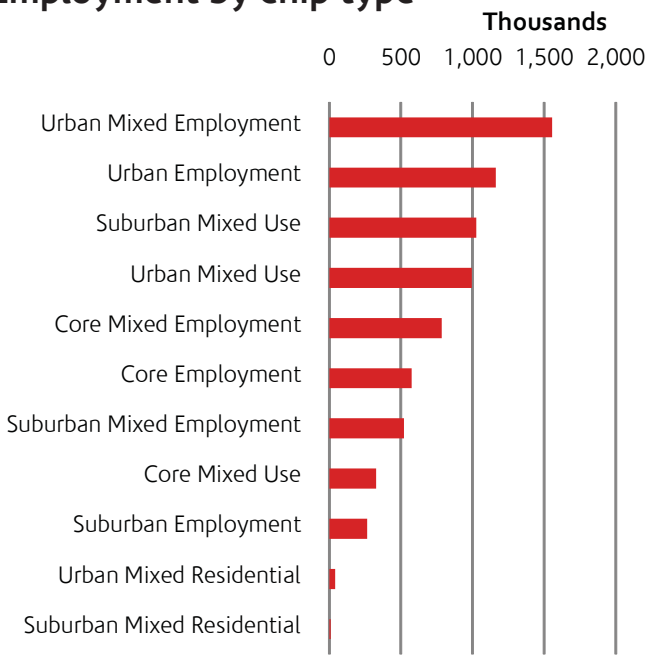
Employment by location



Population by chip type



Employment by chip type



Rural Housing

Pop: 50

Chips needed to accommodate all growth:

4,000 for residential

n/a for employment

no jobs per home

$200 per acre revenue impact

Example areas
Joelton, Scottsboro, Bells Bend

70 chips

One chip

Rural Housing

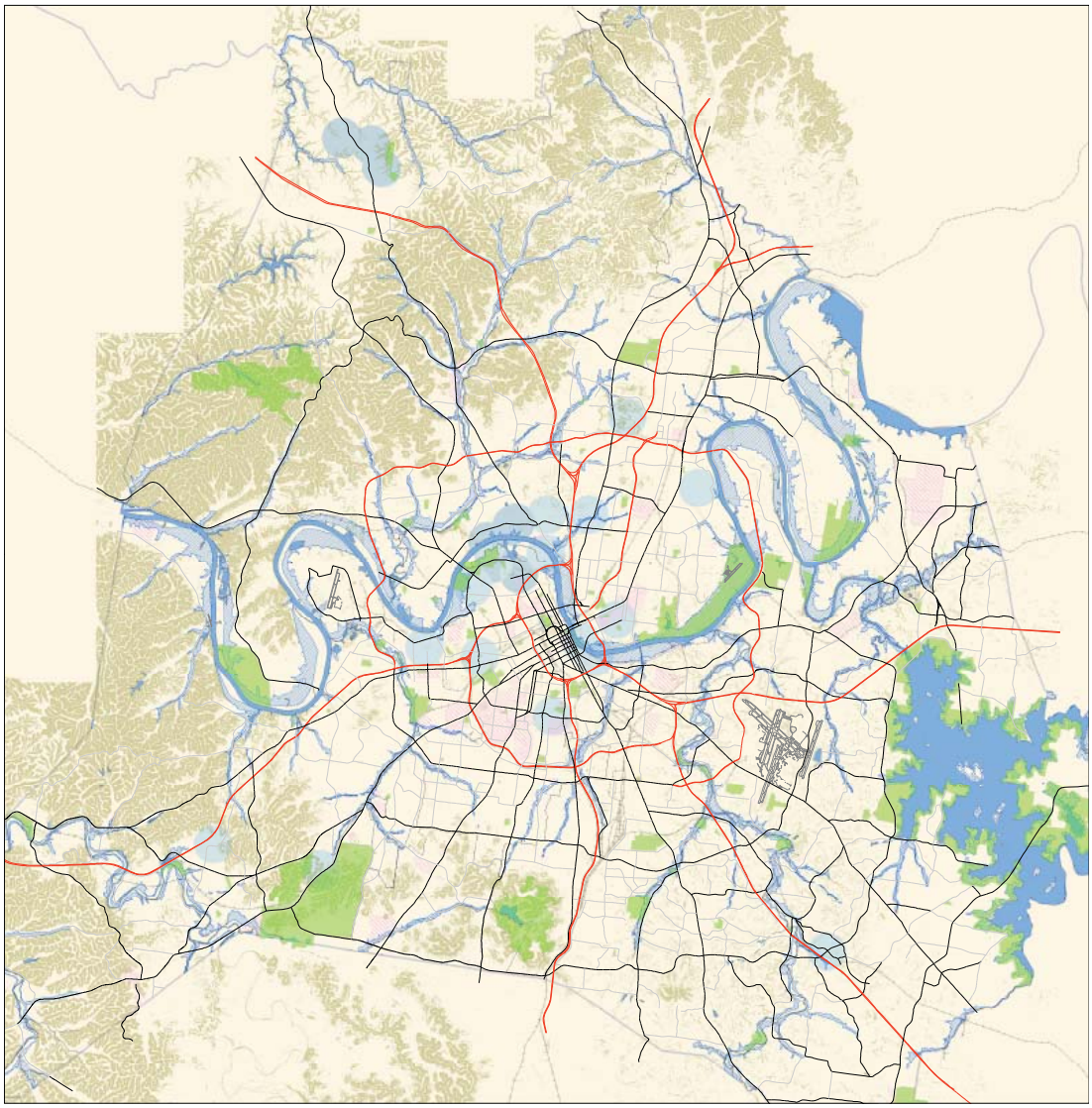
has exclusively large lot housing, with an average of 6-acre lots. Residential and agricultural buildings are sparsely located and are scattered across the landscape in a pattern that honors environmental features and agricultural uses and does not create a dense road network.

Characteristics

20 homes
50 people
0 jobs

Example Land Use Character

100% Rural housing (6 acre lots)



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Suburban Large Lot Housing

Pop: 250

Suburban Large Lot Housing

has exclusively large lot housing, with an average of two acres per lot. Classic models of suburban development allow nature to take a prominent role while the buildings remain secondary, creating a setting that, while not rural, still features open space prominently. The classic model of suburban development features moderate street connectivity.

Characteristics

100 homes
250 people
0 jobs

Example Land Use Character

100% Large Lot Suburban Housing

Chips needed to accommodate all growth:

800 for residential

n/a for employment

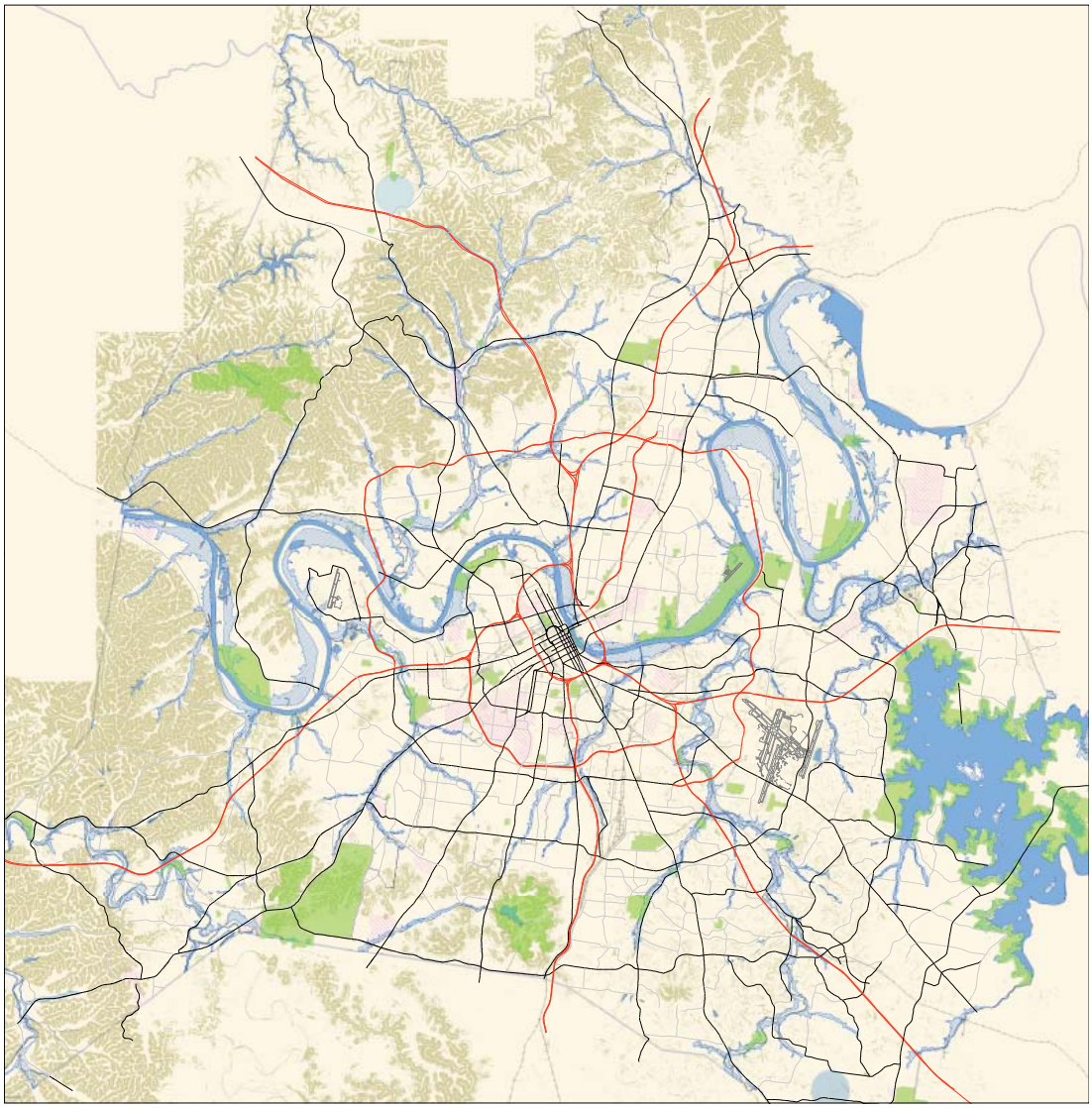
no jobs per home

$720 per acre revenue impact

Example areas
West Meade, Hillwood

70 chips

One chip



Legend

Parks
Water bodies
100-Year Floodplain
Not protected
Steep slopes >= 25
Historic districts
Community plans (initial chips placed on map)

Suburban Housing

Pop: 1,000

Suburban Housing

has exclusively suburban housing, with an average of 2.6 homes per acre. Buildings serve a more prominent role in framing the street than in Large-Lot Housing. Housing generally has shallower and consistent setbacks and closer spacing. Existing vegetation is integrated into the suburban neighborhood to preserve the green space and dense foliage.

Characteristics

400	homes
1,000	People
0	jobs

Example Land Use Character

100%	Suburban Housing

Chips needed to accommodate all growth:

200 for residential

n/a for employment

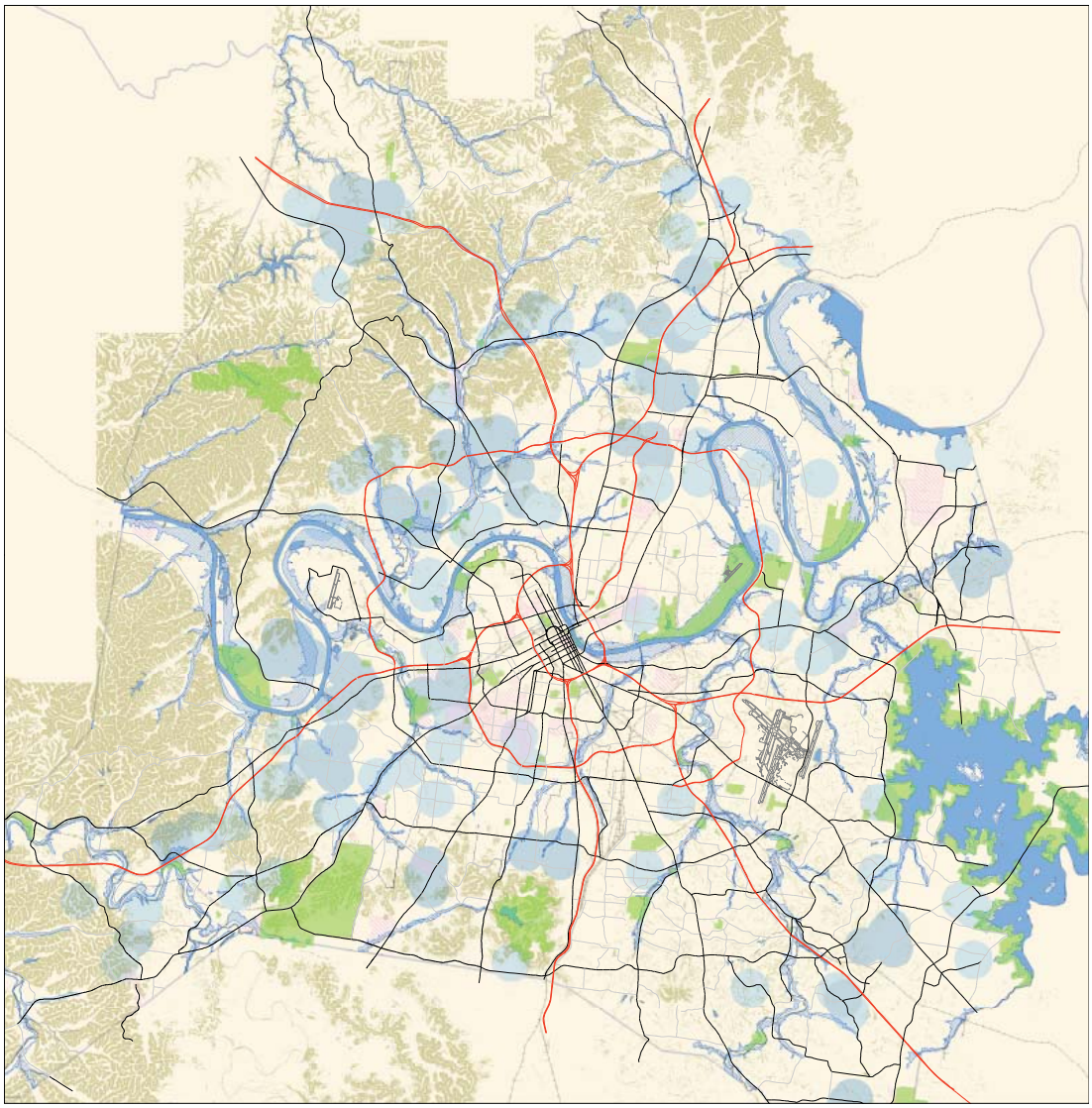
no jobs per home

$2,900 per acre revenue impact

Example areas
Bradford Hills

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Urban Housing

Pop: 2,000

Urban Housing

has a mix of primarily detached housing types, at an average of 6 units per acre. Complete urban communities feature a carefully integrated mixture of housing within walking distance of commercial and neighborhood-scaled open space.

Characteristics

800	homes
2,000	people
0	jobs

Example Land Use Character

100% Urban Housing

Chips needed to accommodate all growth:

100 for residential

n/a for employment

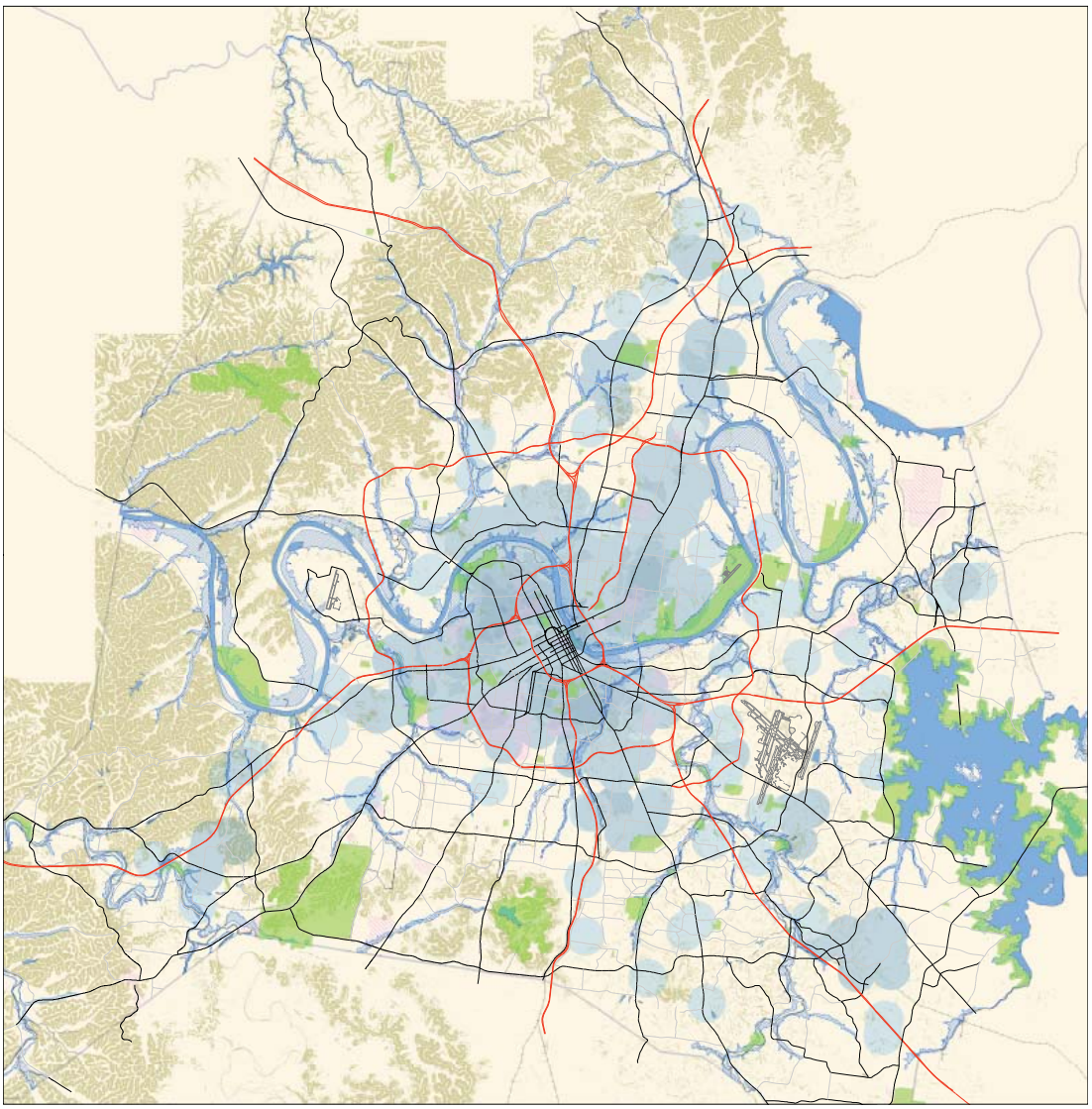
no jobs per home

$8,300 per acre revenue impact

Example areas
Sylvan Park

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Suburban Mixed Residential

Pop: 2,000
Jobs: 1,000

Chips needed to accommodate all growth:

100 for residential

300 for employment

1.11 jobs per home

$16,500 per acre revenue impact

Example areas
Lenox Village

Suburban

70 chips

One chip

Mixed Residential

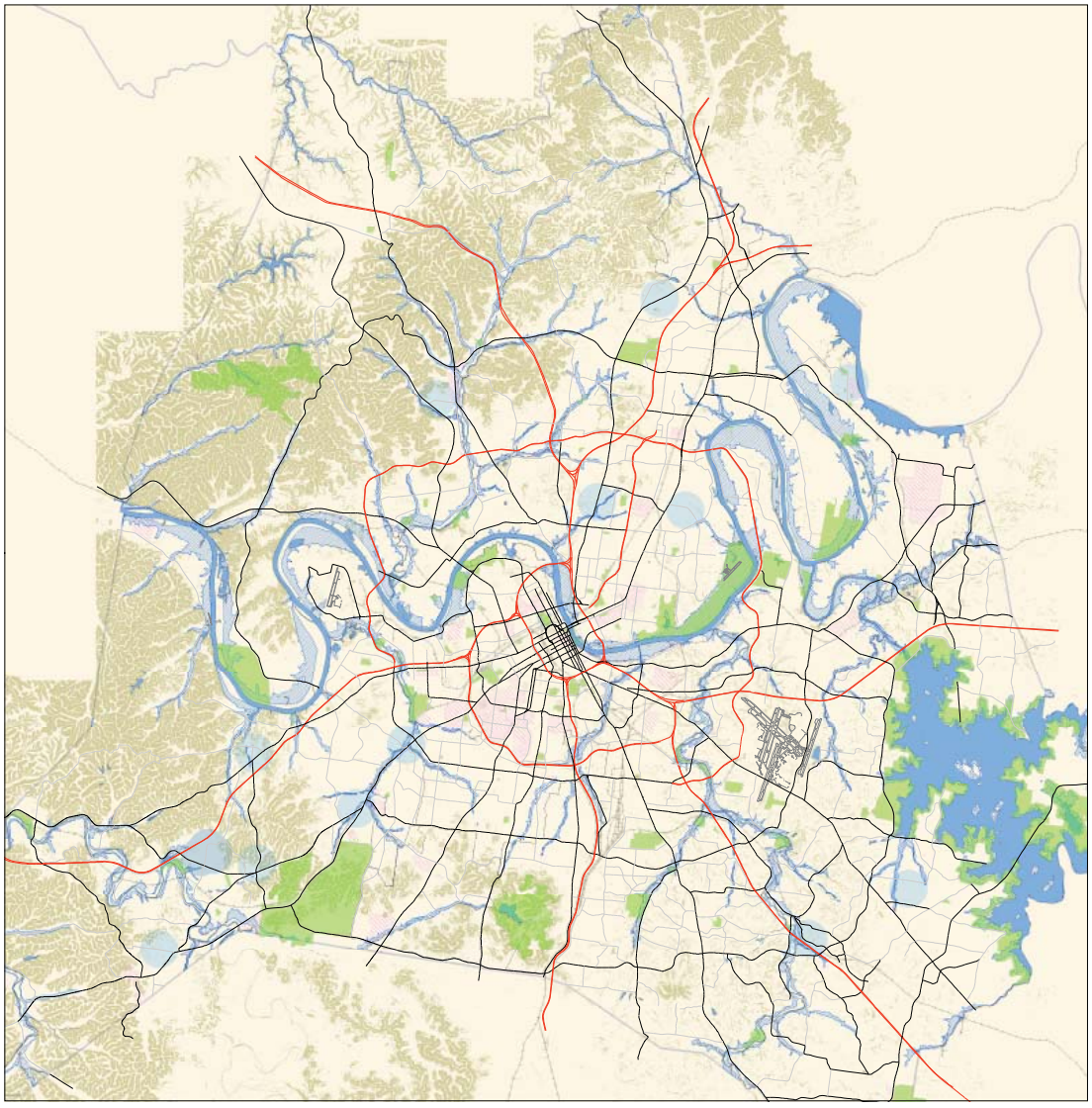
have higher densities than classic suburban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. These areas also have small, neighborhood-serving retail and smaller offices and live-work spaces.

Characteristics

900	homes
2,000	people
1,000	jobs

Example Land Use Character

25%	Suburban Housing
35%	Urban Housing
15%	Attached units (20 units / ac.)
25%	Retail / Office



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Urban Mixed Residential

Pop: 4,000
Jobs: 2,000

Urban Mixed Residential

has a mix of moderate density homes (attached and detached), along with small, neighborhood-serving retail and smaller offices and live-work spaces. Attached and detached residential buildings are regularly spaced with shallow setbacks and minimal spacing between buildings.

Characteristics

2,100	homes
4,000	people
2000	jobs

Example Land Use Character

25%	Urban Housing
45%	Attached units (30 units / ac.)
30%	Retail / Office

Chips needed to accommodate all growth:

50 for residential

150 for employment

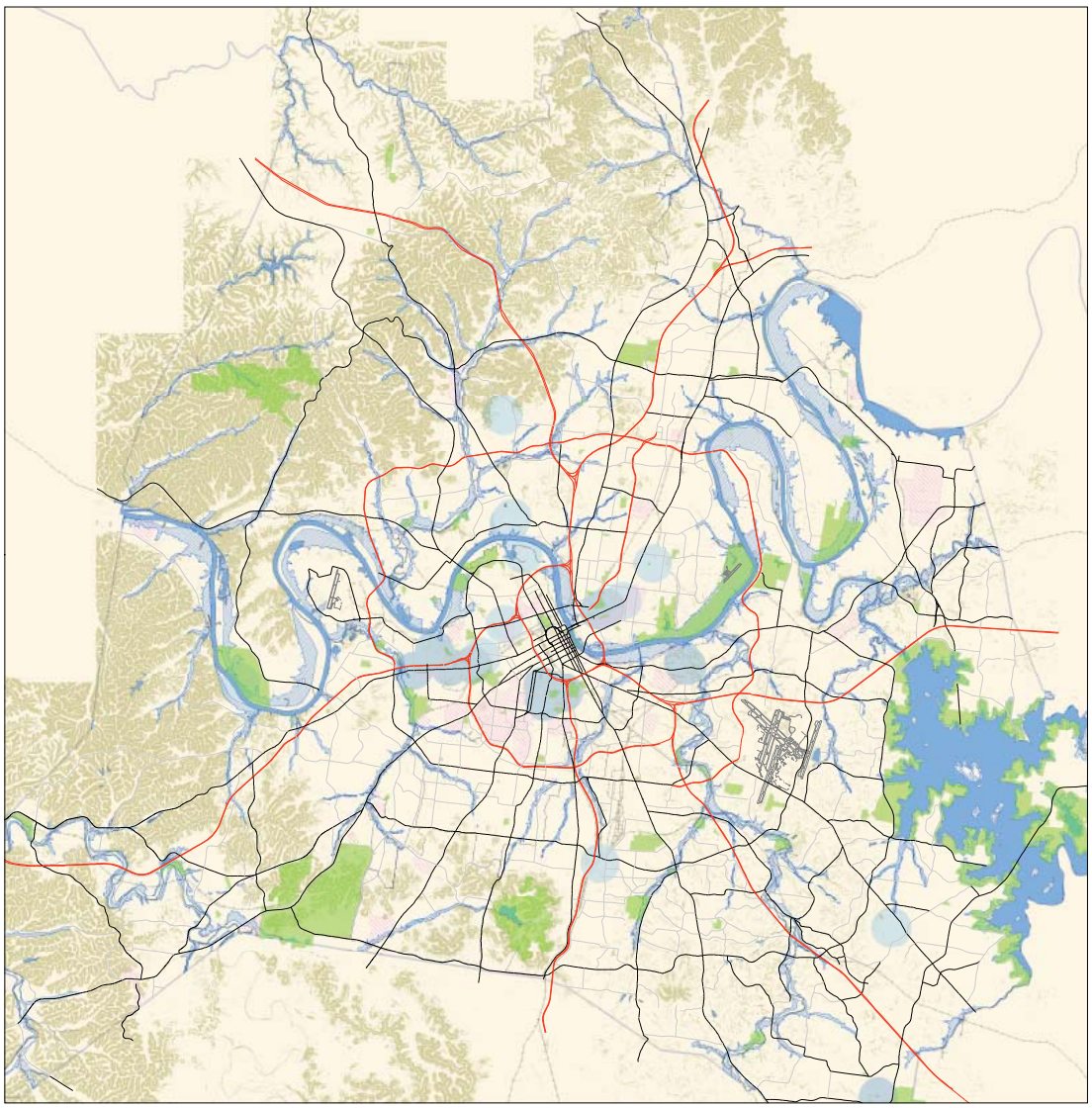
0.95 jobs per home

$36,800 per acre revenue impact

Example areas
Edgefield & Five Points, Germantown

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Suburban Mixed Use

Pop: 2,000
Jobs: 2,000

Suburban Mixed Use

has a mix of moderate density homes (attached and detached), along with community-serving, auto-oriented retail and office spaces. These are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, civic and public benefit land uses.

Characteristics

1,000	homes
2,000	people
2,000	jobs

Example Land Use Character

30%	Urban Housing
30%	Attached units (40 units / ac.)
20%	Retail
20%	Office

Chips needed to accommodate all growth:

100 for residential

150 for employment

2.00 jobs per home

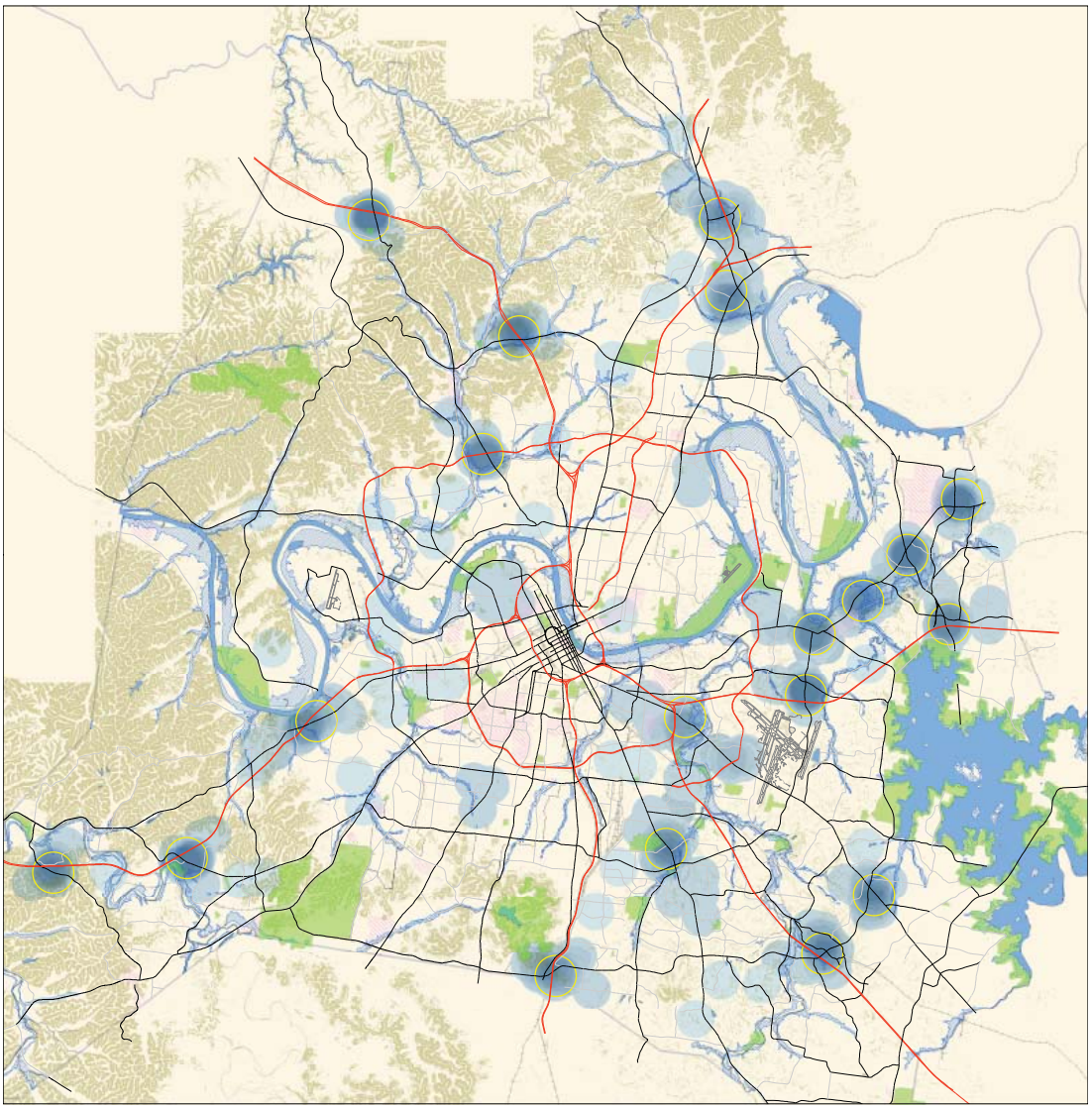
$27,250 per acre revenue impact

Example areas

Inglewood (Riverside Village)

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Urban Mixed Use

Pop: 4,000
Jobs: 4,000

Urban Mixed Use

has a mix of moderate density homes (attached and detached), along with community-serving retail and offices, including some primary-sector jobs. These are served by small and large parks and high levels of connectivity with complete street networks, sidewalks, bikeways and mass transit.

Characteristics

2,100	homes
4,000	people
4,000	jobs

Example Land Use Character

20%	Urban Housing
30%	Attached units (45 units / ac.)
20%	Retail
30%	Office

Chips needed to accommodate all growth:

50 for residential

75 for employment

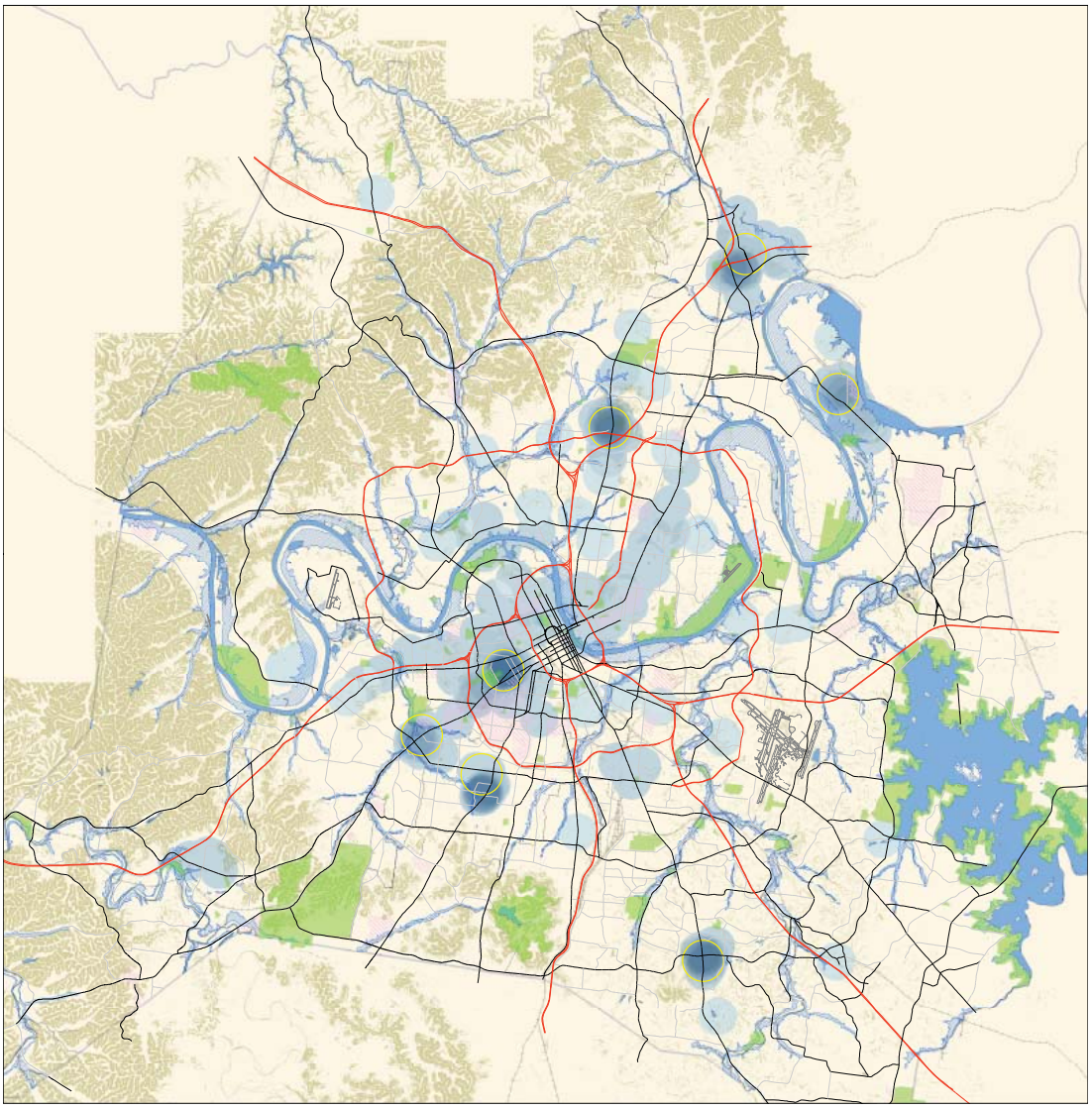
1.90 jobs per home

$55,800 per acre revenue impact

Example areas
Hillsboro Village, Germantown

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Core Mixed Use

Pop: 8,000
Jobs: 8,000

Core Mixed Use

has a mix of high density homes (apartments and condominiums), along with regional entertainment, retail, and offices. These contain a significant amount of mixed use development in buildings that contain high density residential, high intensity commercial, and office land uses. Buildings are regularly spaced and built to the back edge of the sidewalk with minimal spacing between buildings.

Characteristics

5,300	homes
8,000	people
8,000	jobs

Example Land Use Character

35%	Attached units (110 units / ac.)
20%	Retail
45%	Office

Chips needed to accommodate all growth:

25 for residential

37 for employment

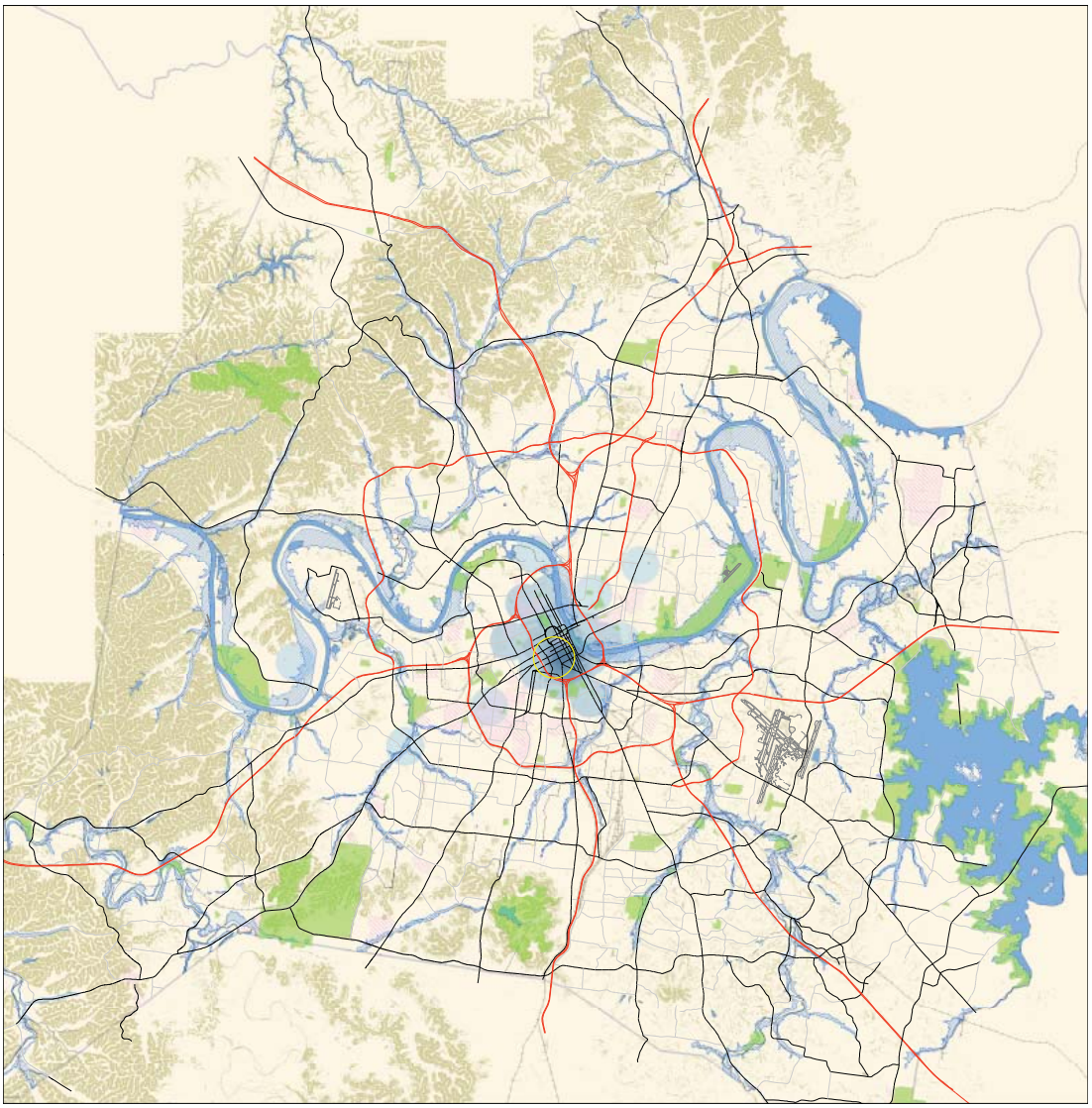
1.51 jobs per home

$125,500 per acre revenue impact

Example areas
The Gulch

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Suburban Mixed Employment

Pop: 1,000
Jobs: 2,000

Suburban Mixed Employment

has a mix of moderate density homes (primarily attached), with community-serving office and retail. These are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial, and civic and public benefit land uses, with transitional residential land uses in mixed use buildings

Characteristics

700	homes
1,000	people
2,000	jobs

Example Land Use Character

35%	Retail
40%	Office
25%	Attached units

Chips needed to accommodate all growth:

200 for residential

150 for employment

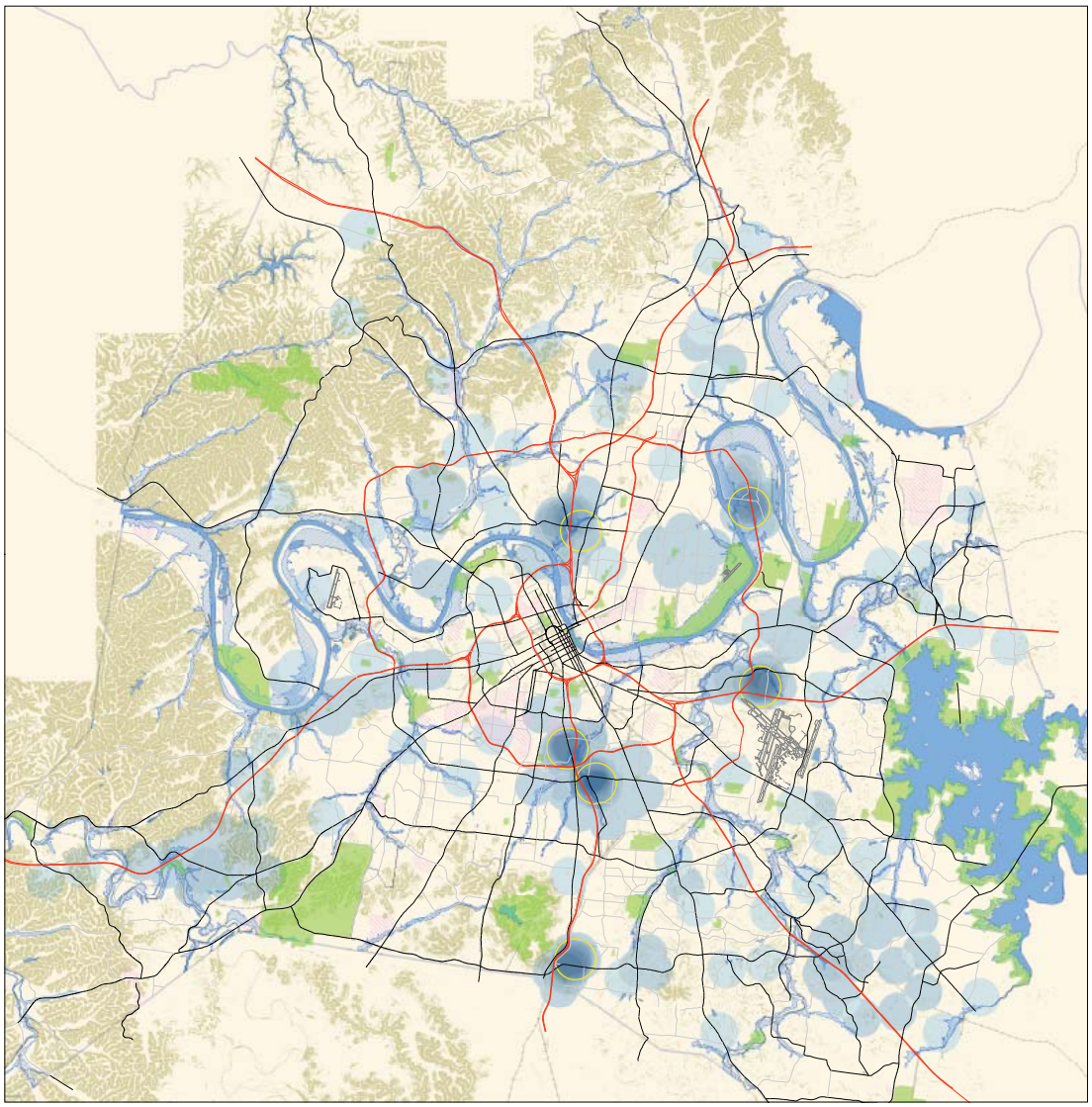
2.86 jobs per home

$25,600 per acre Revenue impact

Example areas
Burton Hills, Briley Parkway

70 chips

One chip



Legend

Parks
Water bodies
100-Year Floodplain
Not protected
Steep slopes >= 25
Historic districts
Community plans (initial chips placed on map)

Urban Mixed Employment

Pop: 2,000
Jobs: 4,000

Urban Mixed Employment

has a mix of regional retail and primary employment centers, with some moderate to high density housing (primarily attached). May include light industrial districts that do not emit significant air or water pollution. These are pedestrian friendly areas, generally located at intersections of prominent urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential land uses in mixed use buildings

Chips needed to accommodate all growth:

100 for residential

75 for employment

2.86 jobs per home

$51,300 per acre revenue impact

Example areas
Midtown, near St. Thomas Hospitals

70 chips

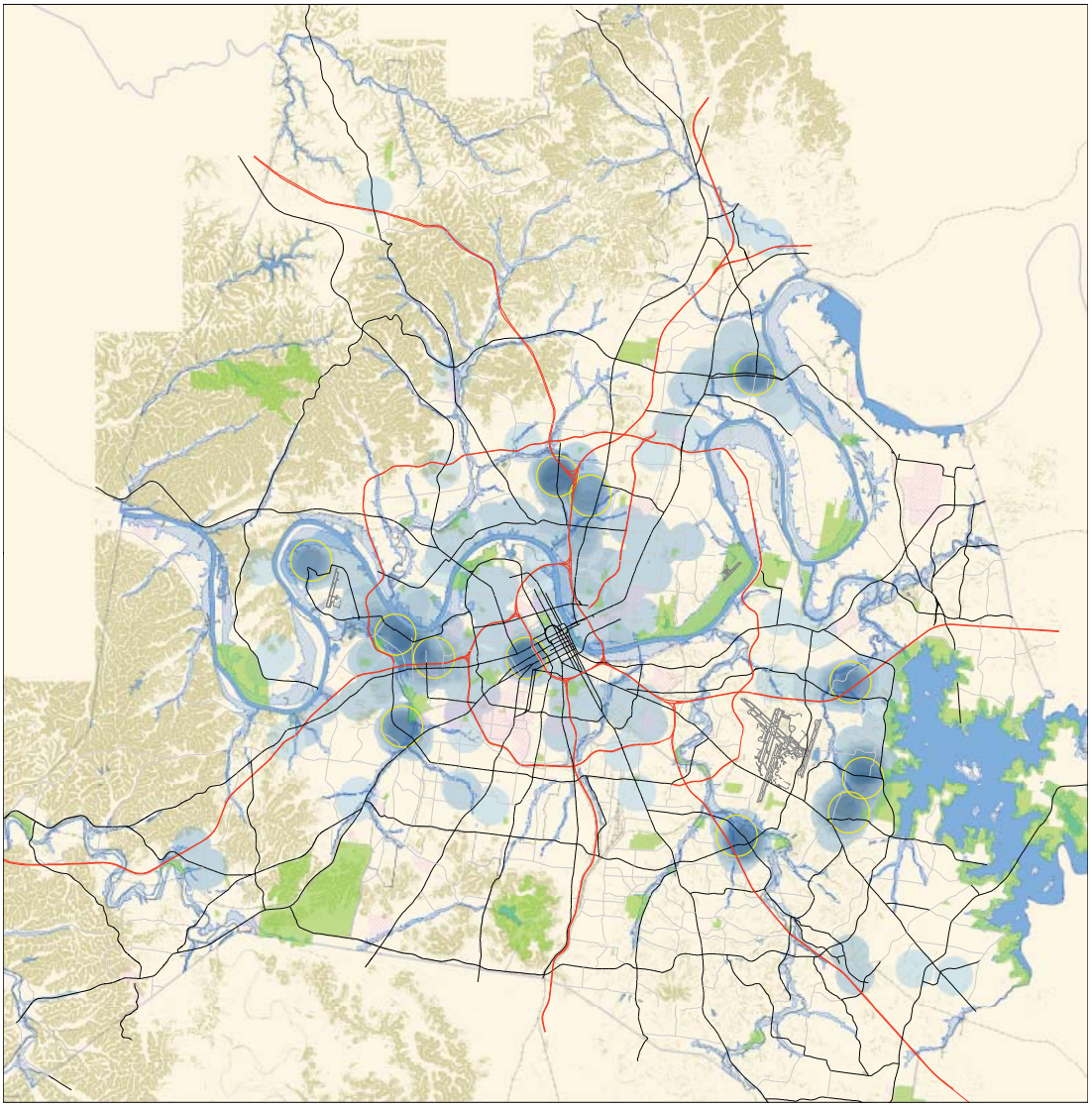
One chip

Characteristics

1,400	homes
2,000	people
4,000	jobs

Example Land Use Character

20%	Retail
60%	Office
20%	Attached units



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Core Mixed Employment

Pop: 4,000
Jobs: 8,000

Core Mixed Employment

has intensive primary sector employment and regional retail and amenities. Includes some high density housing. May include light industrial districts that do not emit significant air or water pollution. These are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, civic and public benefit land uses.

Characteristics

2,500	homes
4,000	people
8,000	jobs

Example Land Use Character

20%	Retail
50%	Office
20%	Attached units

Chips needed to accommodate all growth:

50 for residential

37 for employment

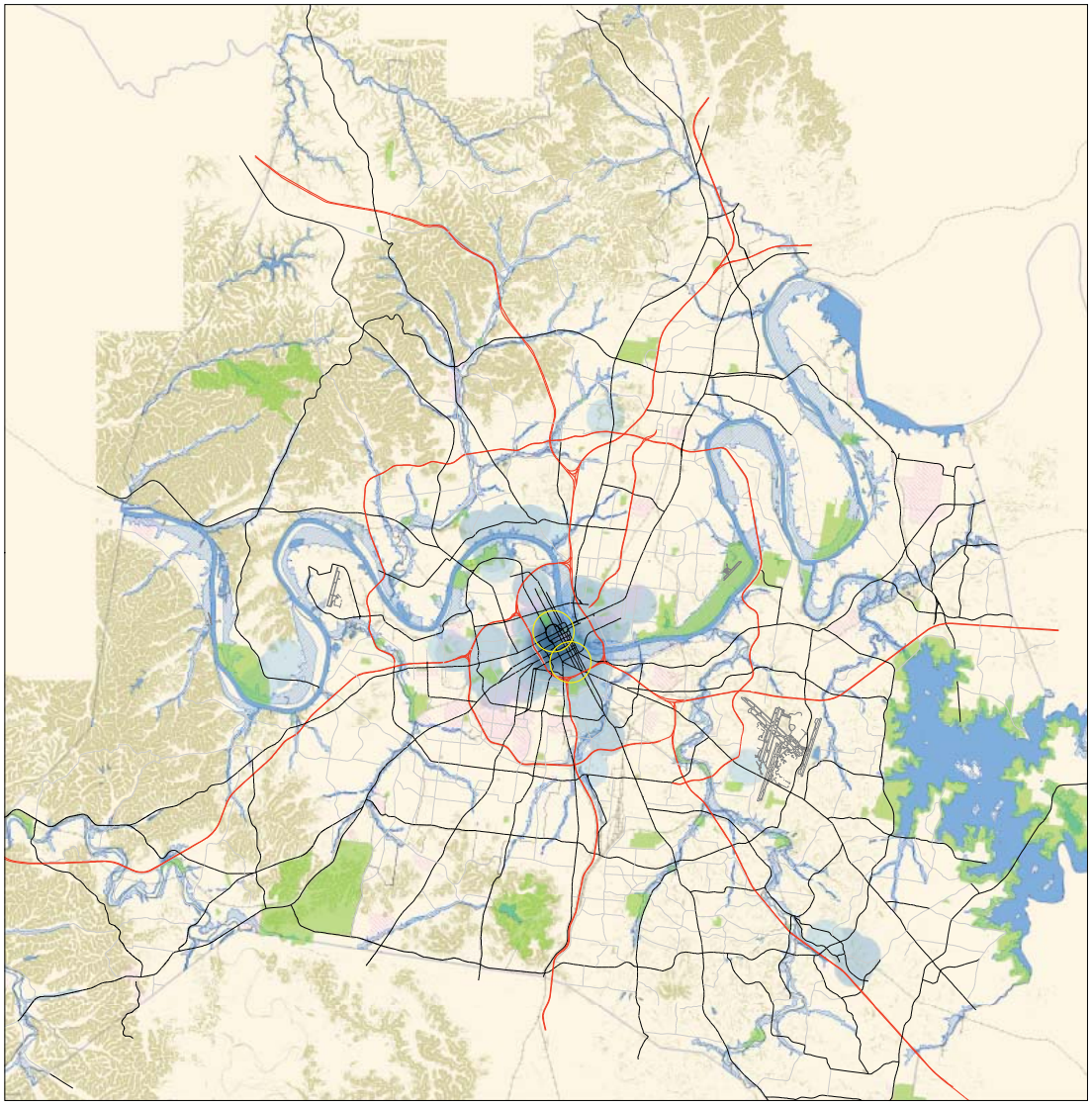
3.20 jobs per home

$98,800 per acre revenue impact

Example areas
Downtown near State offices

70 chips

One chip



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Suburban Employment

Jobs: 1,000

Chips needed to accommodate all growth:

n/a for residential

300 for employment

n/a jobs per home

$9,500 per acre revenue impact

Example areas
Metro Center, around the airport

70 chips

One chip

Suburban Employment

has a mix of community-serving retail and office, with some larger office complexes. When not near residential uses, can include industrial land. These are buffered from surrounding residential by the use of native vegetation or effective landscaping and through the use of transitions in building and site design. They are generally auto-oriented, but may be internally pedestrian friendly.

Characteristics

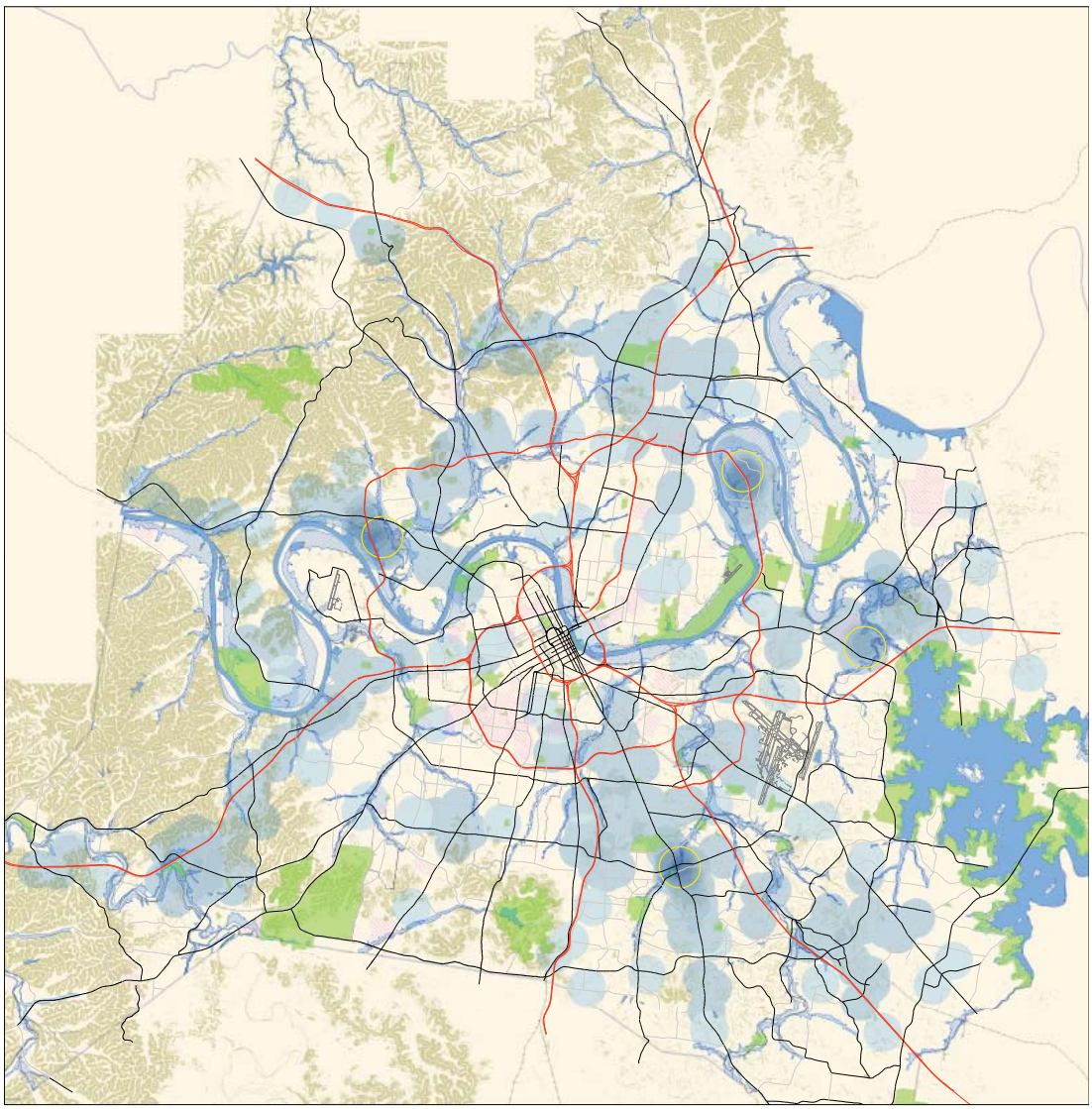
0 homes

0 people

1,000 jobs

Example Land Use Character

100% Lower density employment (7 employees per acre)



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Urban Employment

Jobs: 2,000

Urban Employment

has a mix of intensive offices with community and regional-serving retail. When not located near residential, can include industrial uses. These may be buffered from surrounding residential or may be integrated with pedestrian friendly features.

Chips needed to accommodate all growth:

n/a for residential

150 for employment

n/a jobs per home

$19,000 per acre revenue impact

Example areas
Music Row, Midtown

70 chips

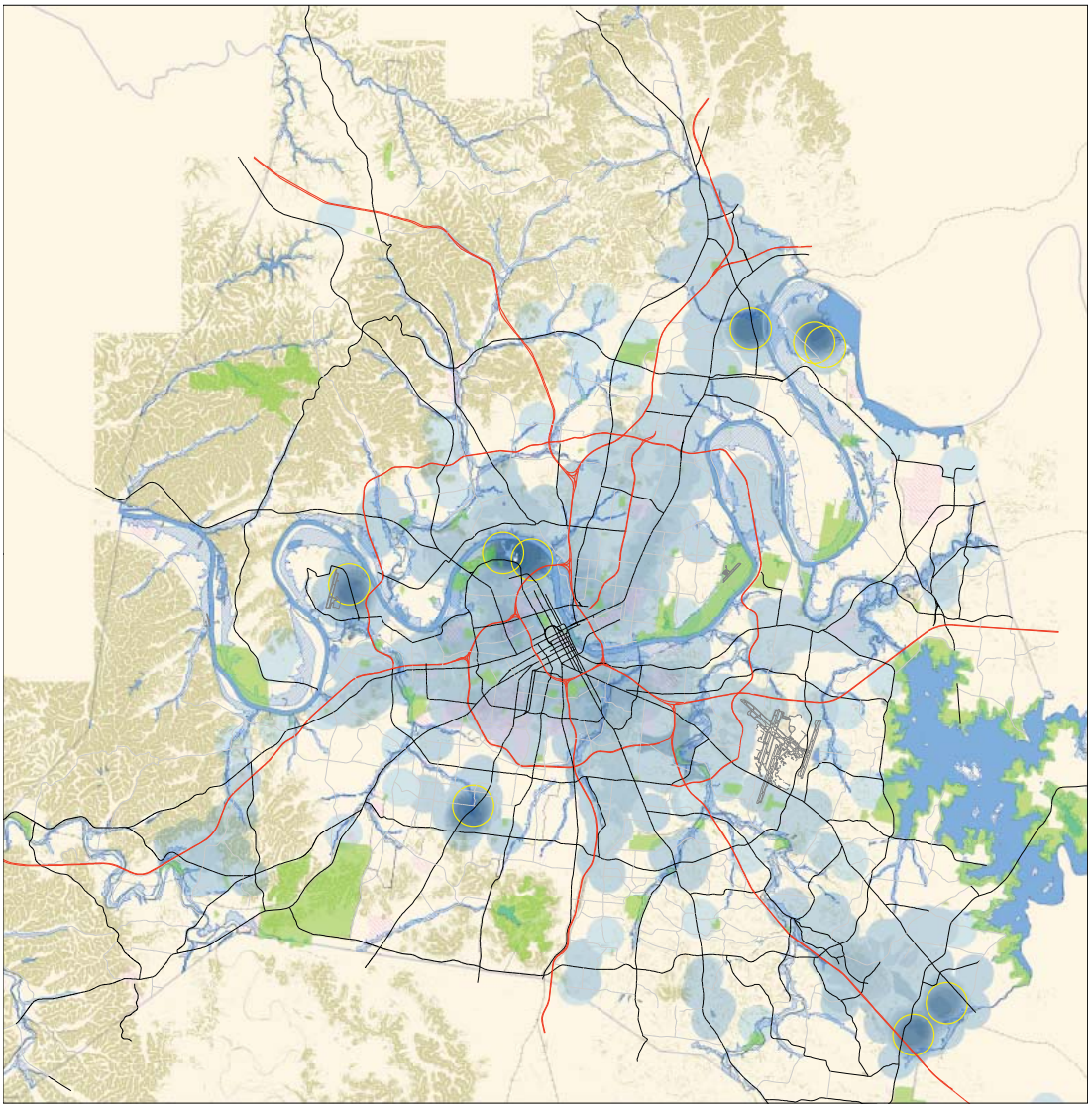
One chip

Characteristics

0	homes
0	people
2,000	jobs

Example Land Use Character

100% Moderate density employment (15 employees per acre)



Legend

- Parks
- Water bodies
- 100-Year Floodplain
- Not protected
- Steep slopes >= 25
- Historic districts
- Community plans (initial chips placed on map)

Core Employment

Jobs: 8,000

Core Employment

has intensive office, industrial, or retail/entertainment uses. Offices are the predominant type of development, although it contains a diverse array of land uses including retail, entertainment, civic and public benefit uses, government services, and higher density residential.

Characteristics

0 homes
0 people
8,000 jobs

Example Land Use Character

100% High density employment (60 employees per acre)

Chips needed to accommodate all growth:

n/a for residential

37 for employment

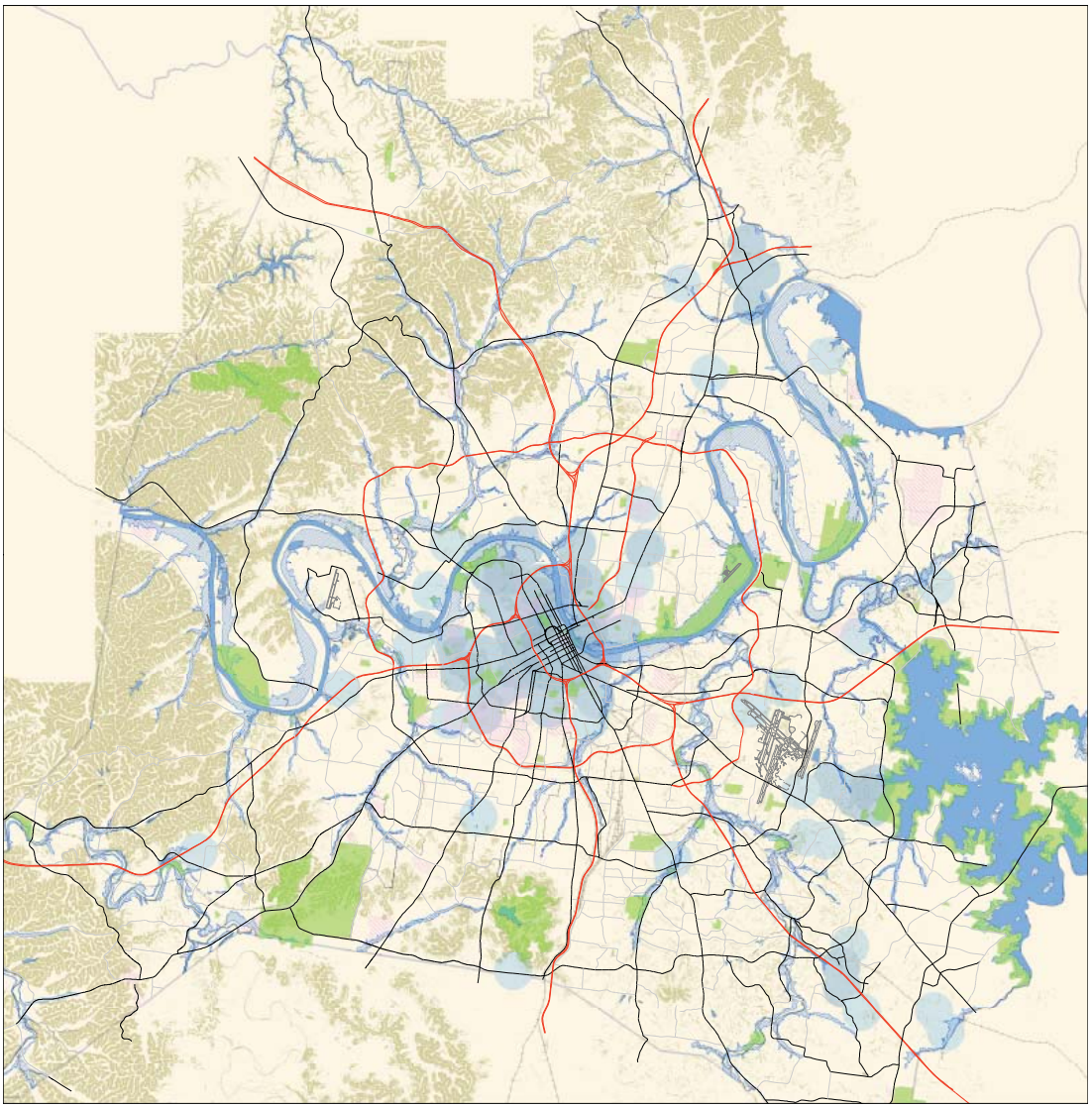
n/a jobs per home

$76,000 per acre revenue impact

Example areas
Downtown

70 chips

One chip



Legend

Parks
Water bodies
100-Year Floodplain
Not protected
Steep slopes >= 25
Historic districts
Community plans (initial chips placed on map)

October 12
9:00 am 5005

Number of surveys	6
Average rating	2.8
Number of comments	5

Form

	Homes	Jobs
Infill	0%	n/a
Housing	26%	n/a
Mixed Res	0%	0%
Mixed Use	46%	39%
Mixed Emp	19%	37%
Employment	n/a	25%

Context

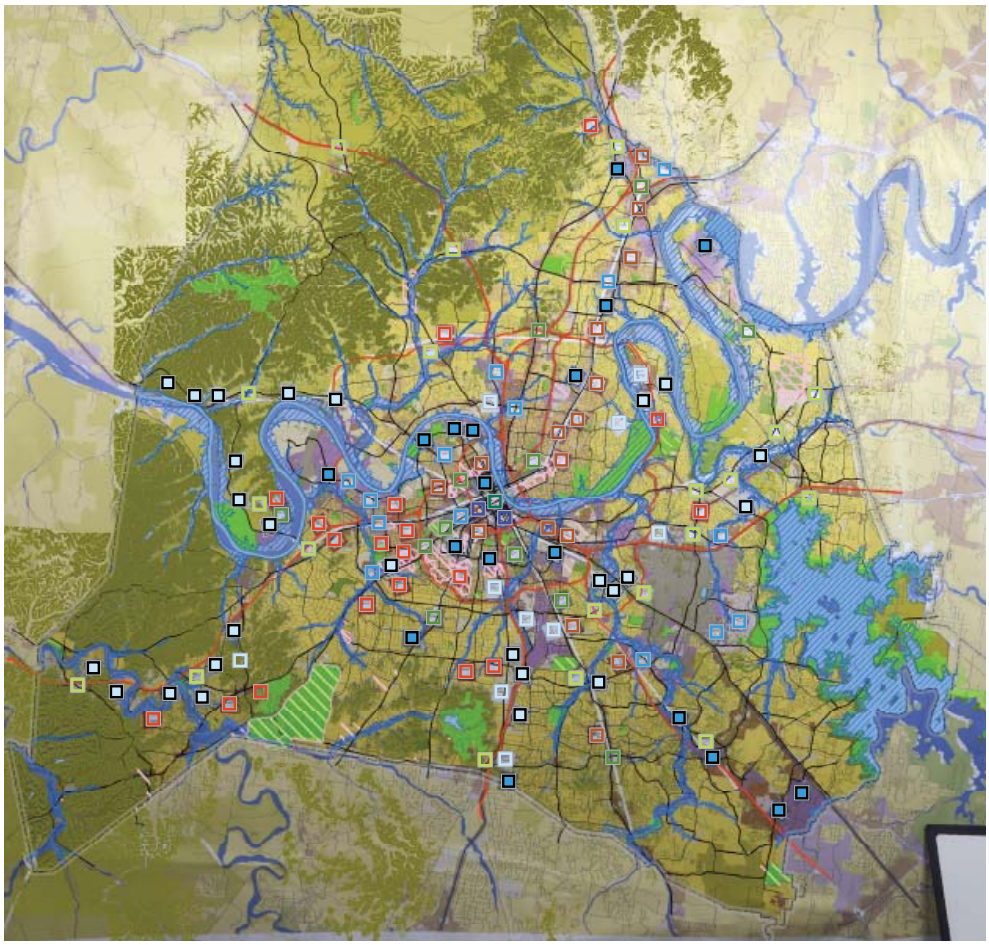
Rural	0%	n/a
Suburban	36%	35%
Urban	55%	56%
Core	8%	10%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3
People do not understand zoning and density issues

Rating: 3
Transit lines (for the most park feel okay with it)Would have liked a lot more mixed use as I forecast communities needing to be more locally engaged as opposed to "work community + bedroom community" structure

Rating: 3
Add intentional green space for every area you are developing density of housing and employment.Increase parking requirements for mixed use development abuting residential areas (like 12th S)

Rating: 4
The only transit issue I don't agree with on this map is that the group didn't include West End. I think it should be included.

Rating: 0
A discussion of public funding vs public infrastructure would be good. Or -- not on the NashvilleNext General Plan this is a sample of what some residents understood about their small part of Davidson County. Also, count how many city + state employees per session (total per phase).

October 12
9:00 am 5018

Number of surveys	7
Average rating	4.1
Number of comments	4

Form

	Homes	Jobs
Infill	0%	n/a
Housing	17%	n/a
Mixed Res	10%	4%
Mixed Use	40%	33%
Mixed Emp	18%	43%
Employment	n/a	19%

Context

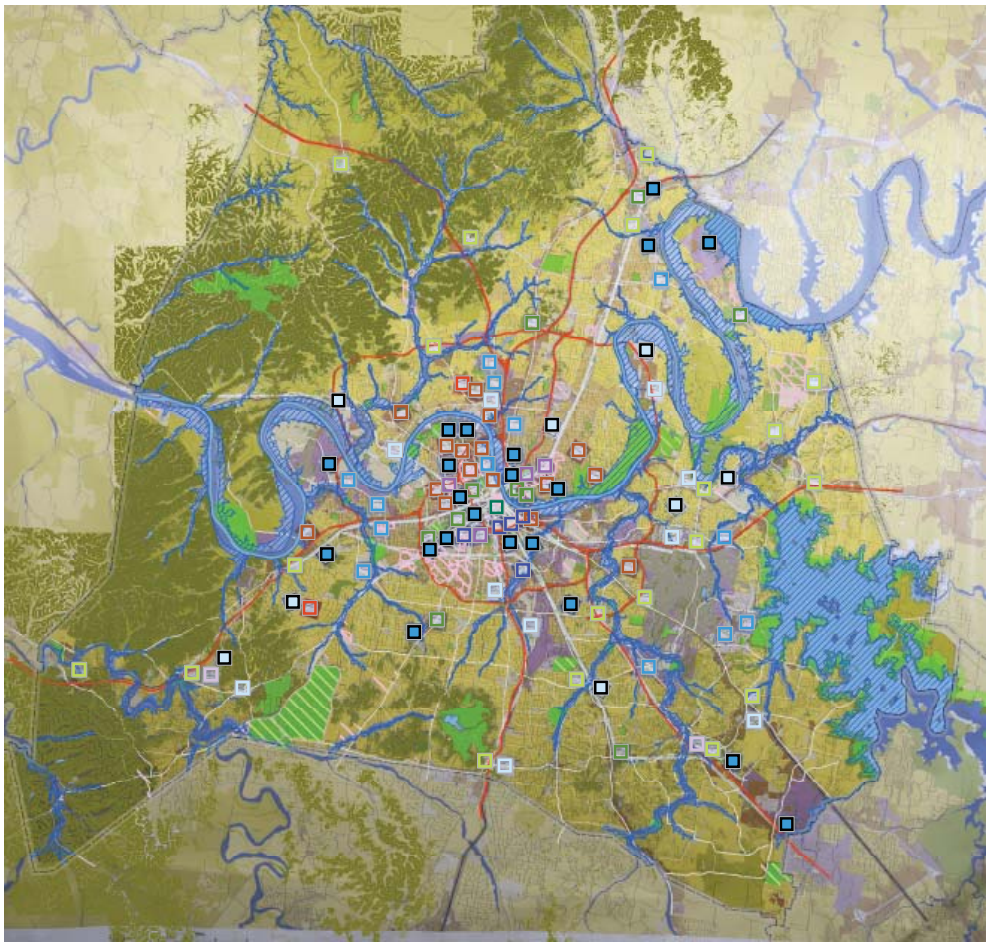
Rural	0%	n/a
Suburban	28%	26%
Urban	58%	55%
Core	14%	19%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Green space/Creative re-use

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
9:00 am 5007

Number of surveys	7
Average rating	3.7
Number of comments	2

Form

	Homes	Jobs
Infill	29%	n/a
Housing	7%	n/a
Mixed Res	0%	0%
Mixed Use	34%	27%
Mixed Emp	16%	36%
Employment	n/a	38%

Context

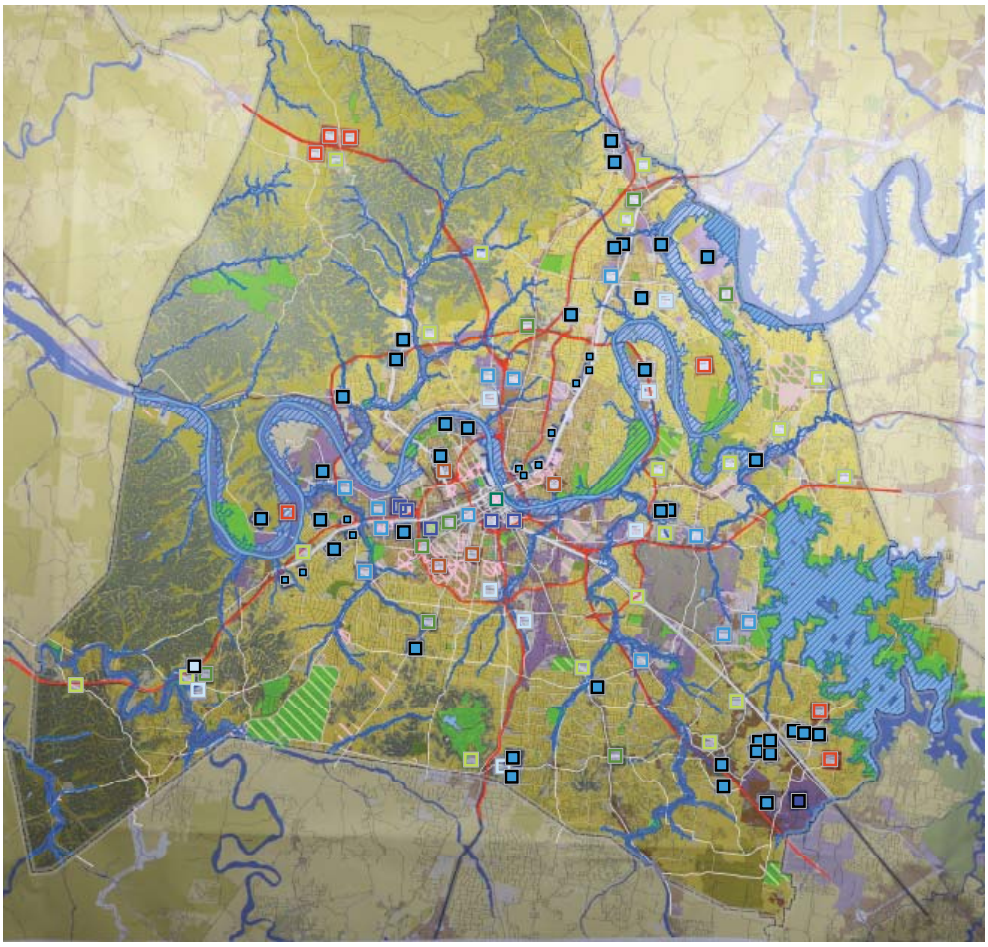
Rural	0%	n/a
Suburban	26%	19%
Urban	60%	57%
Core	14%	25%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3.5

Think process needs some scrubbing. A little hard for people to grasp all the concepts in a short time.

Rating: 1

Eliminate Davidson County subsidy for transportation to other countries. Do not change existing residential zoning. Focus on reductions in property taxes. Eliminate "good old boy" tax preferences.

October 12
9:00 am 5013

Number of surveys	6
Average rating	3.8
Number of comments	1

Form

	Homes	Jobs
Infill	21%	n/a
Housing	10%	n/a
Mixed Res	0%	0%
Mixed Use	40%	34%
Mixed Emp	19%	38%
Employment	n/a	28%

Context

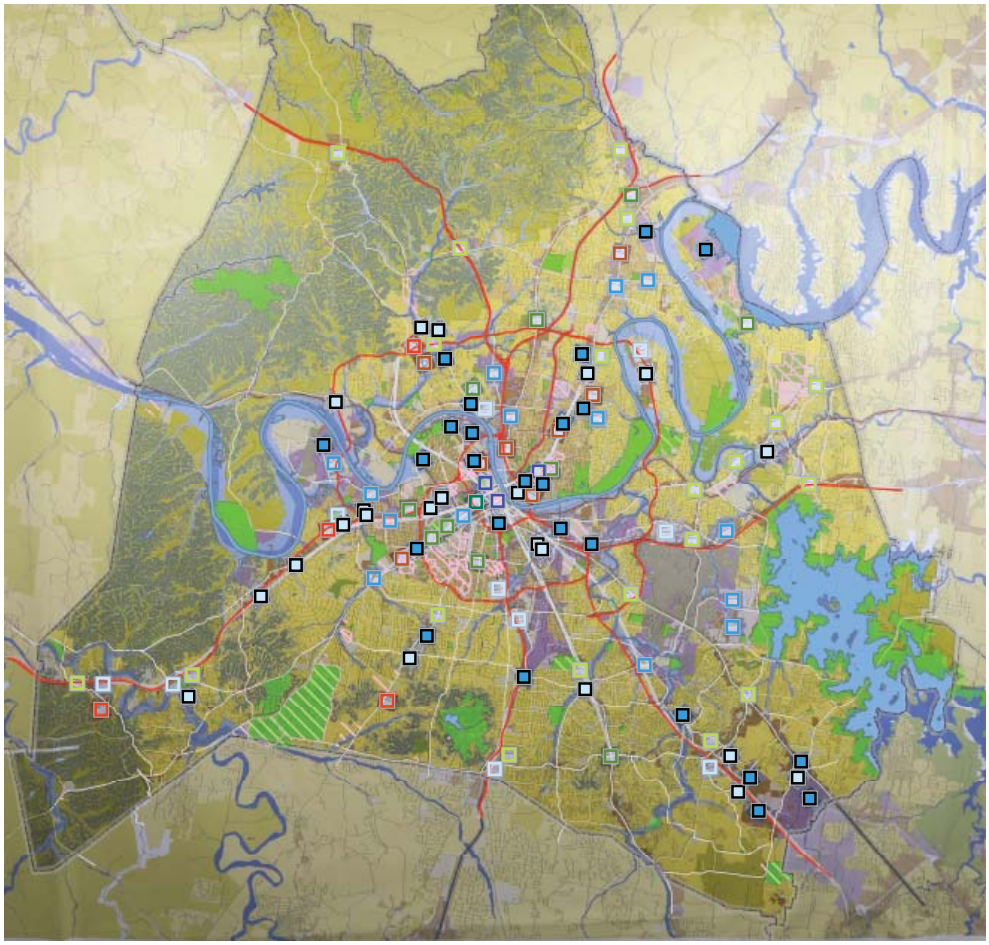
Rural	0%	n/a
Suburban	32%	32%
Urban	58%	56%
Core	10%	12%

Features to protect

Floodplains	No
Steep slopes	No
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other West End, Growing Commerce

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

No AMP on West End

October 12
9:00 am 5018

Number of surveys	7
Average rating	4.1
Number of comments	4

Form

	Homes	Jobs
Infill	0%	n/a
Housing	17%	n/a
Mixed Res	10%	4%
Mixed Use	40%	33%
Mixed Emp	18%	43%
Employment	n/a	19%

Context

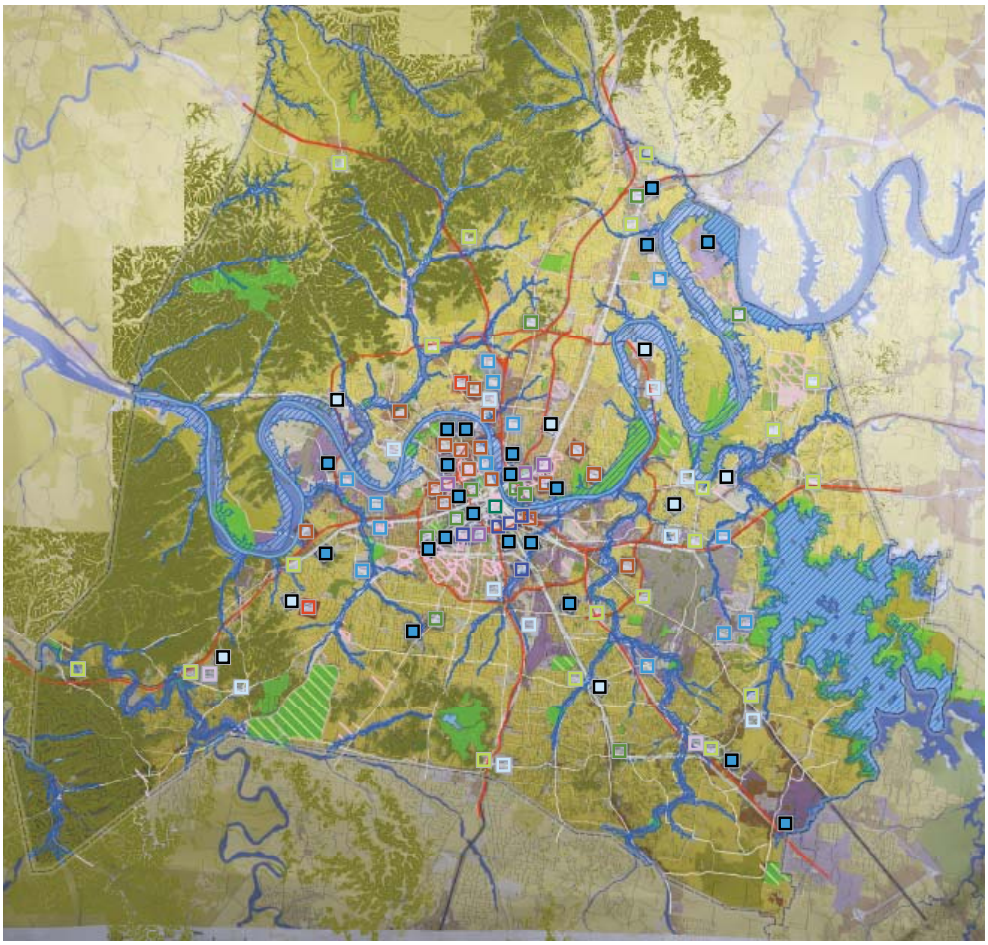
Rural	0%	n/a
Suburban	28%	26%
Urban	58%	55%
Core	14%	19%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Green space/Creative re-use

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
More mixed use, transit oriented development

Rating: 4
May miss areas not represented by area residents or where folks don't live.Not change as much as.Add for service/infratsructure support -- grey & blue collar josb. Not all white.

Rating: 4
More mixed use.

Rating: 4
More residential downtown

October 12
9:30 am 5006

Number of surveys	5
Average rating	3.8
Number of comments	1

Form

	Homes	Jobs
Infill	31%	n/a
Housing	6%	n/a
Mixed Res	1%	0%
Mixed Use	34%	29%
Mixed Emp	19%	38%
Employment	n/a	32%

Context

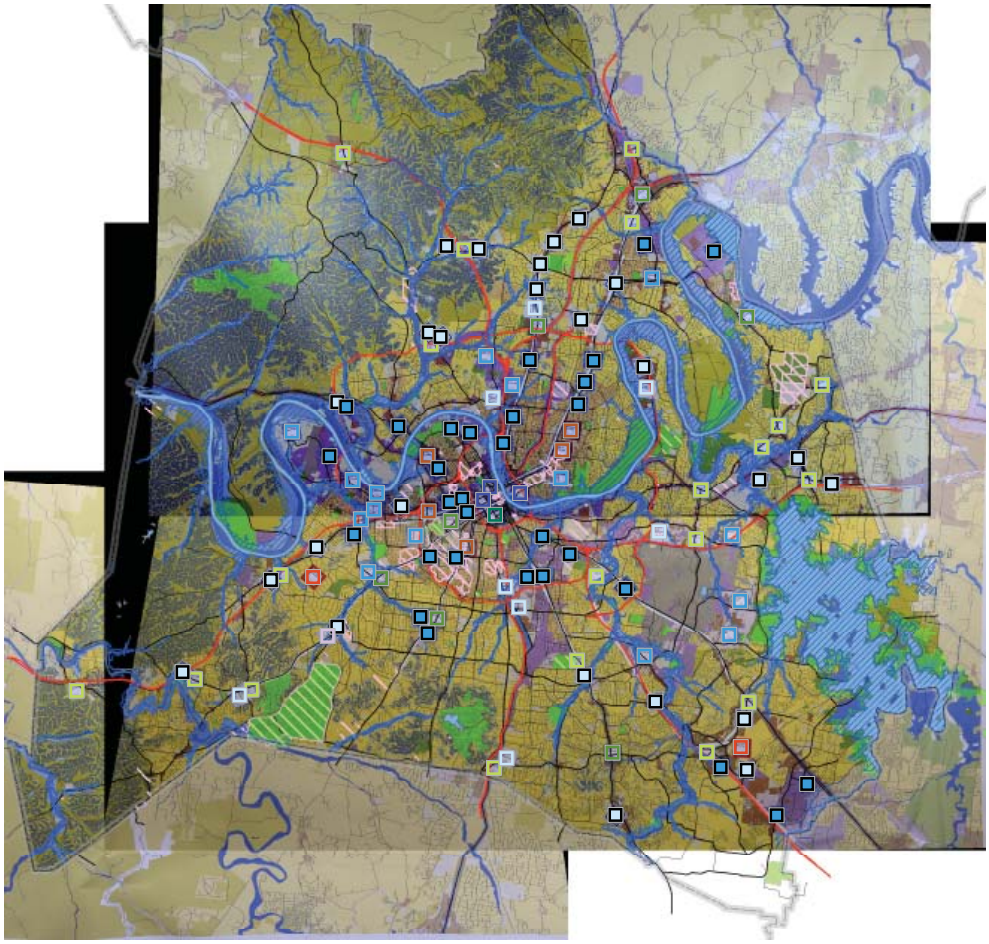
Rural	0%	n/a
Suburban	34%	31%
Urban	56%	56%
Core	10%	12%

Features to protect

Floodplains	Yes
Steep slopes	No
Habitat	Yes
Prime farmland	No
Tree canopy	No
Historic landmarks	Yes
Historic Districts	Yes

Other Radnor lake, shelby park, warner parks

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

More Mixed-Use infillMore density in suburban infill solution

October 12
10:00 am 5002

Number of surveys	6
Average rating	4.0
Number of comments	1

Form

	Homes	Jobs
Infill	0%	n/a
Housing	19%	n/a
Mixed Res	4%	2%
Mixed Use	48%	40%
Mixed Emp	20%	40%
Employment	n/a	19%

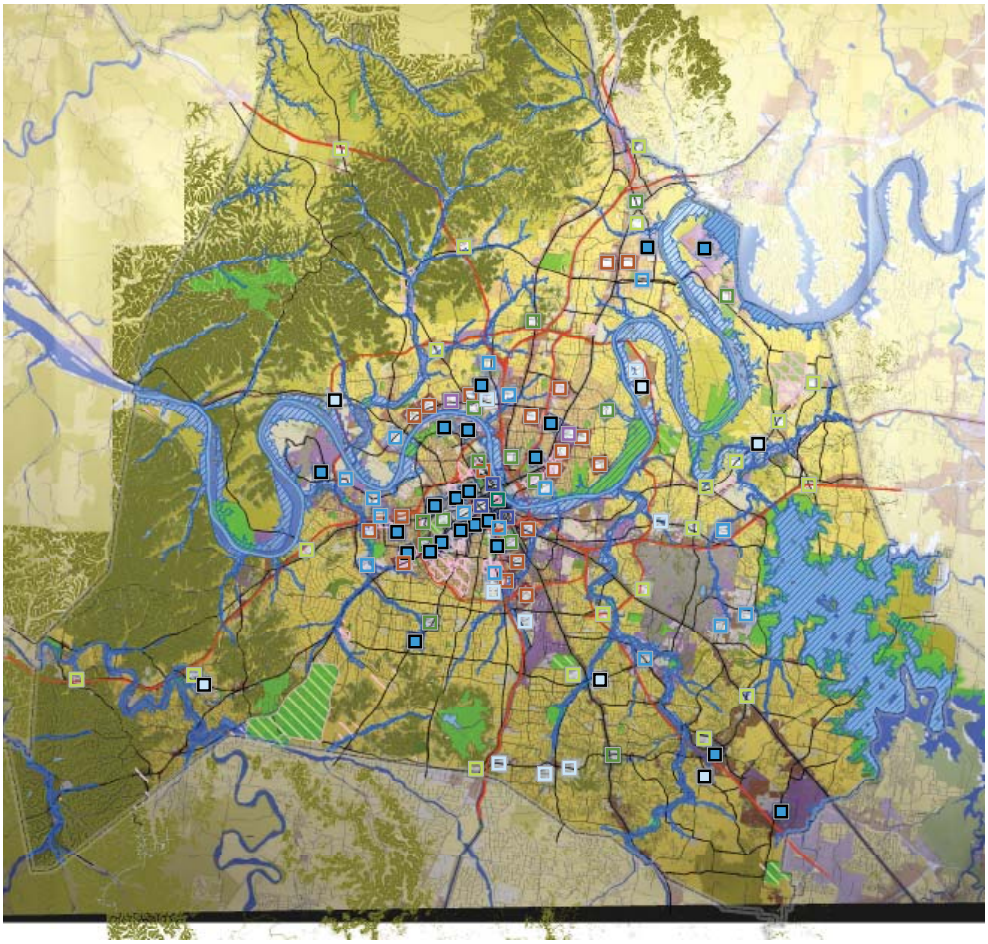
Context

Rural	0%	n/a
Suburban	24%	24%
Urban	66%	64%
Core	10%	12%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating:

No number provided.

October 12
10:00 am 5039

Number of surveys	6
Average rating	3.9
Number of comments	3

Form

	Homes	Jobs
Infill	0%	n/a
Housing	28%	n/a
Mixed Res	0%	0%
Mixed Use	35%	36%
Mixed Emp	19%	39%
Employment	n/a	25%

Context

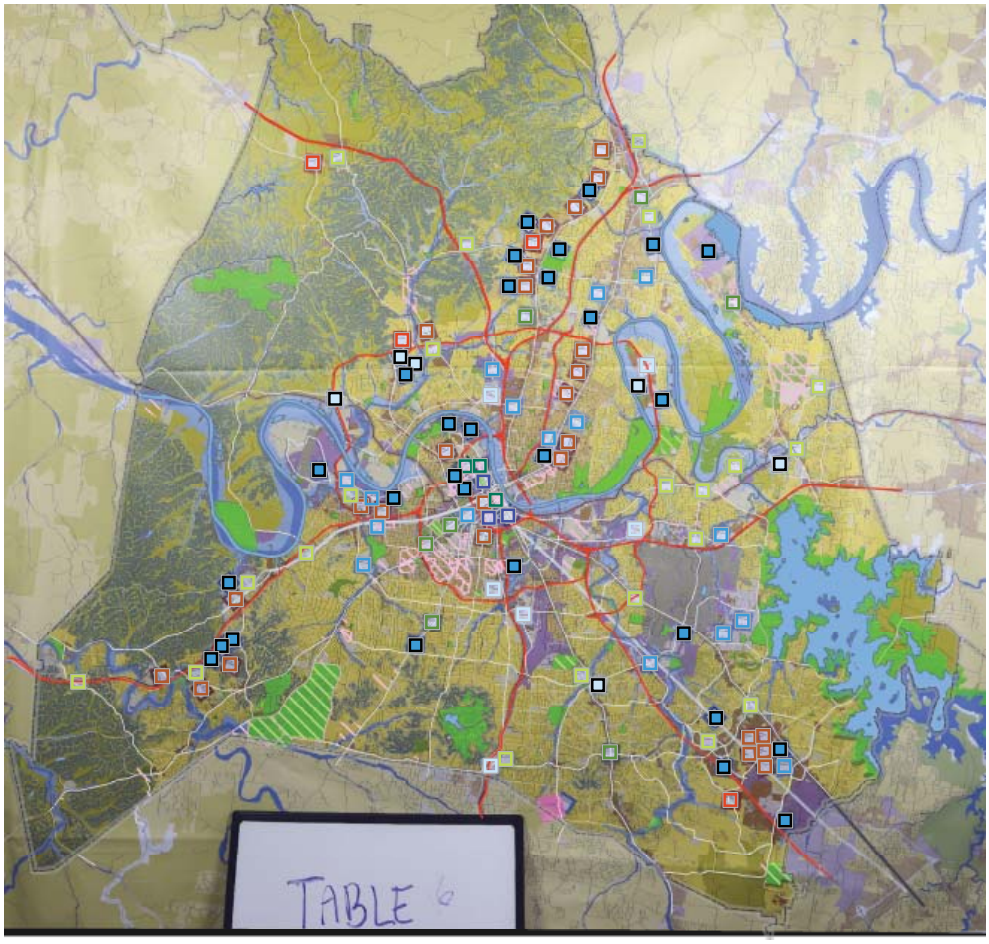
Rural	0%	n/a
Suburban	26%	23%
Urban	56%	58%
Core	18%	19%

Features to protect

Floodplains	No
Steep slopes	No
Habitat	No
Prime farmland	No
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Green space

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3

Most ok. We need to protect the older, established neighborhoods from multifamily development. These are city treasures.

Rating:

We need to preserve our older neighborhoods and beautiful wide boulevards. Cities' river/waterfront need to be enhanced, with parks, housing, restaurants instead of commercial usage. Mass transit should run to benefit people (not tourists). West End AMP is just plan WRONG. Lots of better places which would move more people. AMP will be a big, big mistake. Too expensive on a per mile and commuter.

Rating: 4.5

Preserve historic neighborhoods & trees! Including the boulevards! Increase residential in core. Include grocery store. Consider elevated mass transit, perhaps Charlotte Pike. Not on West End!

October 12
10:30 am 5009

Number of surveys	6
Average rating	4.3
Number of comments	0

Form

	Homes	Jobs
Infill	24%	n/a
Housing	10%	n/a
Mixed Res	5%	2%
Mixed Use	33%	32%
Mixed Emp	19%	43%
Employment	n/a	24%

Context

Rural	0%	n/a
Suburban	35%	27%
Urban	55%	56%
Core	10%	17%

Features to protect

Floodplains	No
Steep slopes	No
Habitat	Yes
Prime farmland	No
Tree canopy	No
Historic landmarks	Yes
Historic Districts	No

Other Edwin/Warner Parks, Radnor Lake, Pedestrian walkways & crosswalks

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
10:45 am 5014

Number of surveys	4
Average rating	3.3
Number of comments	3

Form

	Homes	Jobs
Infill	21%	n/a
Housing	1%	n/a
Mixed Res	0%	0%
Mixed Use	45%	37%
Mixed Emp	17%	36%
Employment	n/a	27%

Context

Rural	0%	n/a
Suburban	34%	24%
Urban	51%	48%
Core	16%	28%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	No
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Infill Pocket Parks in existing neighborhoods, protect exisitng neighborhoods (prevent industry from infringing upon them)

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
I would have done more infill development "C" instead of B

Rating: 3
I just want all of Black and Brown and Etc. and Nashville to be seated at the table in both its .... urban and also suburban areas in both the metro city of Nashville and also Metro Davidson County in the..... for all of us here now!

Rating:
don't develop Bell's Bend - Frank May's group

October 12
10:45 am 5019

Number of surveys	5
Average rating	4.4
Number of comments	0

Form

	Homes	Jobs
Infill	43%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	30%	34%
Mixed Emp	17%	46%
Employment	n/a	20%

Context

Rural	0%	n/a
Suburban	61%	30%
Urban	29%	48%
Core	9%	23%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	No
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
11:00 am 5020

Number of surveys	6
Average rating	4.0
Number of comments	1

Form

	Homes	Jobs
Infill	0%	n/a
Housing	6%	n/a
Mixed Res	0%	0%
Mixed Use	32%	26%
Mixed Emp	17%	33%
Employment	n/a	40%

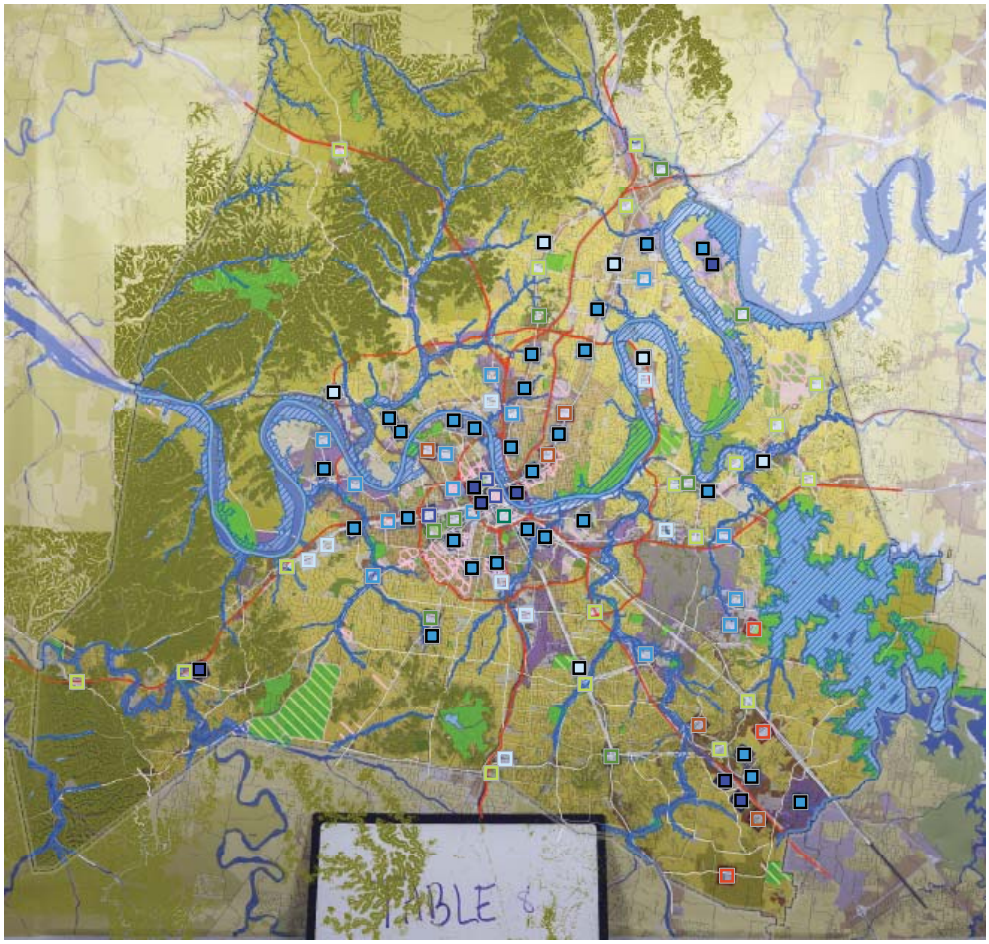
Context

Rural	0%	n/a
Suburban	22%	20%
Urban	33%	49%
Core	10%	31%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

More rapid transit lines/ true BRT/LRT on all major pikesCircular transit routes connect around Briley/White Bridge RoadMini transit hubs

October 12

11:00 am 5022

Number of surveys	1
Average rating	4.0
Number of comments	0

Form

	Homes	Jobs
Infill	0%	n/a
Housing	21%	n/a
Mixed Res	0%	0%
Mixed Use	45%	36%
Mixed Emp	18%	43%
Employment	n/a	22%

Context

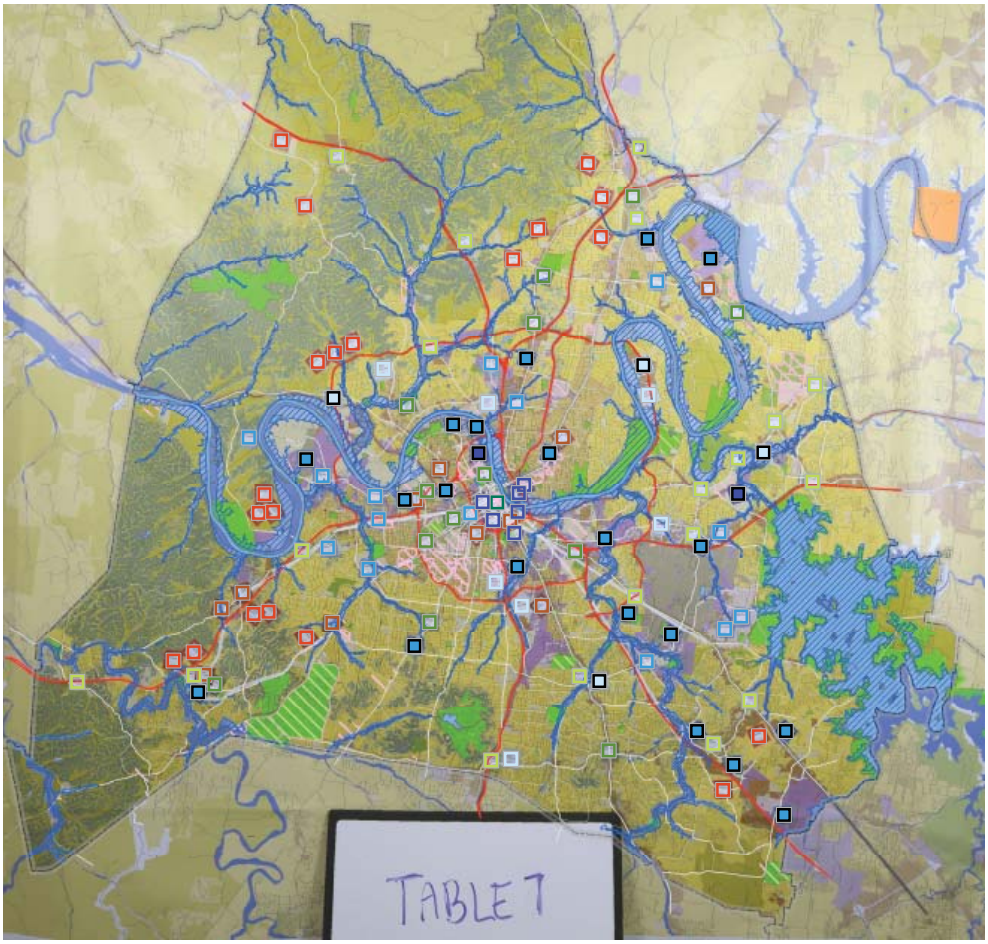
Rural	0%	n/a
Suburban	33%	20%
Urban	51%	54%
Core	16%	26%

Features to protect

Floodplains	Yes
Steep slopes	No
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
11:00 am 5034

Number of surveys	5
Average rating	4.2
Number of comments	0

Form

	Homes	Jobs
Infill	26%	n/a
Housing	8%	n/a
Mixed Res	0%	0%
Mixed Use	37%	28%
Mixed Emp	19%	34%
Employment	n/a	39%

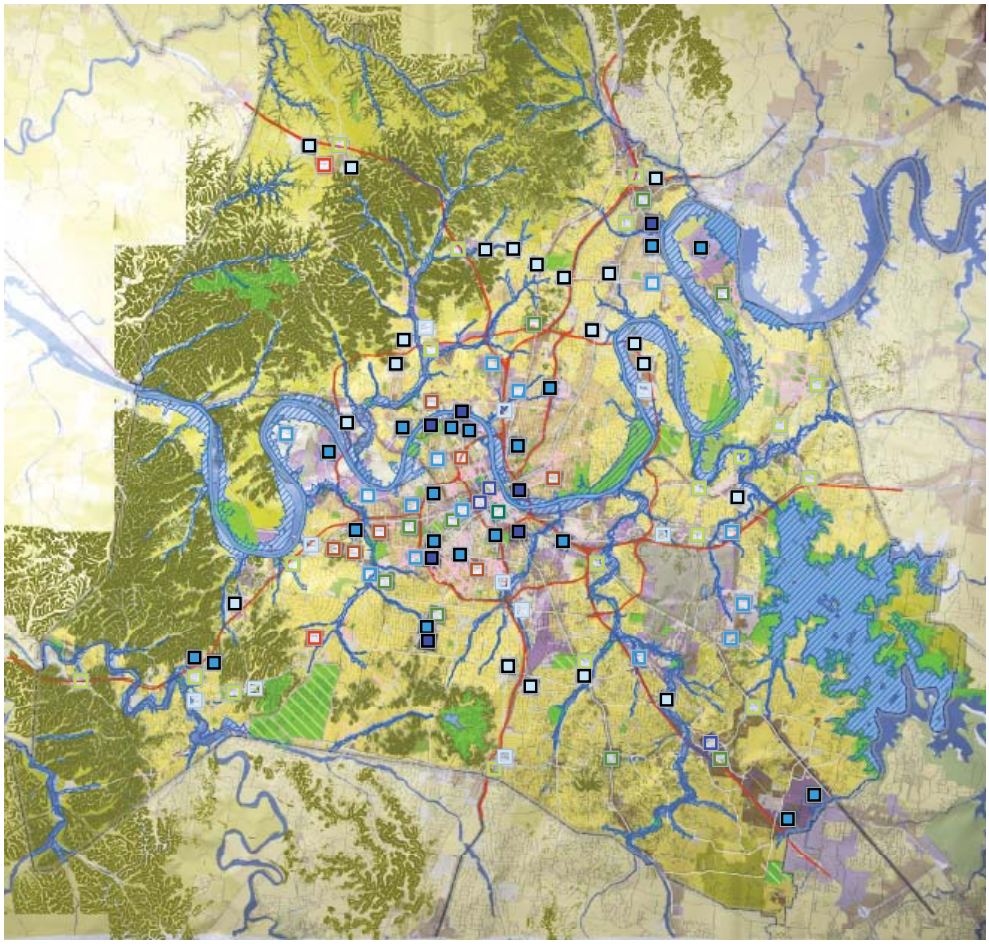
Context

Rural	0%	n/a
Suburban	42%	26%
Urban	48%	44%
Core	10%	30%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
11:30 am 5004

Number of surveys	7
Average rating	3.9
Number of comments	3

Form

	Homes	Jobs
Infill	0%	n/a
Housing	10%	n/a
Mixed Res	7%	2%
Mixed Use	45%	32%
Mixed Emp	24%	45%
Employment	n/a	21%

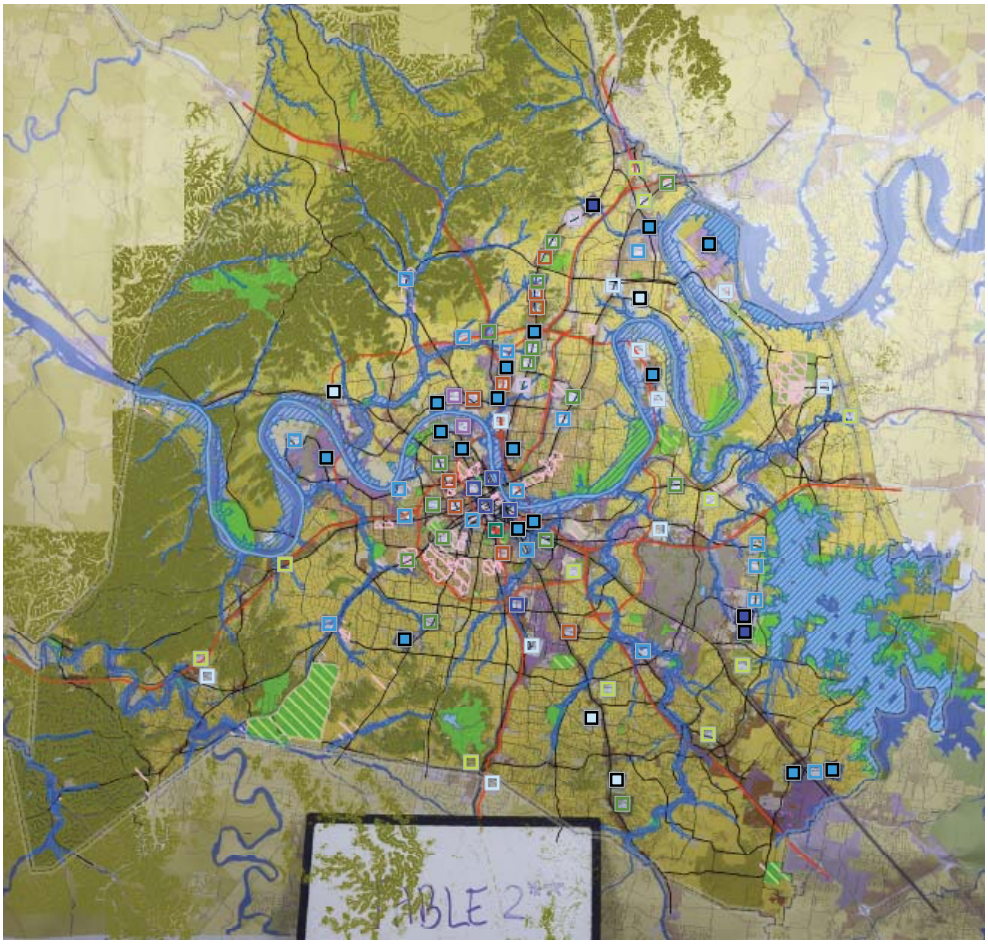
Context

Rural	0%	n/a
Suburban	20%	17%
Urban	65%	58%
Core	15%	25%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3
We did not think enough about 'satellite' centers like Antioch, Bellevue.

Rating: 4
Too much running north on Dickerson Pike creating additional sprawl.

Rating: 4
I would drive more housing and employment to the Downtown Core and transit corridors.

October 12
11:30 am 5008

Number of surveys	7
Average rating	4.1
Number of comments	3

Form

	Homes	Jobs
Infill	0%	n/a
Housing	8%	n/a
Mixed Res	5%	2%
Mixed Use	30%	49%
Mixed Emp	18%	31%
Employment	n/a	18%

Context

Rural	0%	n/a
Suburban	25%	22%
Urban	35%	41%
Core	40%	37%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

I support suburban town centers (i.e. Bells Bend) as a planned solution to growth (vs. Cool Springs as an example)

Rating: 4

Focus as much as possible in the core

Rating: 4

Don't develop into natural areas -- Bells Bend. Redevelop Bellevue and Antioch

October 12
12:00 pm 5016

Number of surveys	2
Average rating	4.0
Number of comments	0

Form

	Homes	Jobs
Infill	8%	n/a
Housing	26%	n/a
Mixed Res	0%	0%
Mixed Use	32%	27%
Mixed Emp	20%	35%
Employment	n/a	38%

Context

Rural	0%	n/a
Suburban	25%	23%
Urban	60%	49%
Core	15%	28%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Preserve Jefferson St. Culture and Universities

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 12
12:45 pm 5001

Number of surveys	6
Average rating	4.7
Number of comments	2

Form

	Homes	Jobs
Infill	35%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	29%	24%
Mixed Emp	28%	48%
Employment	n/a	28%

Context

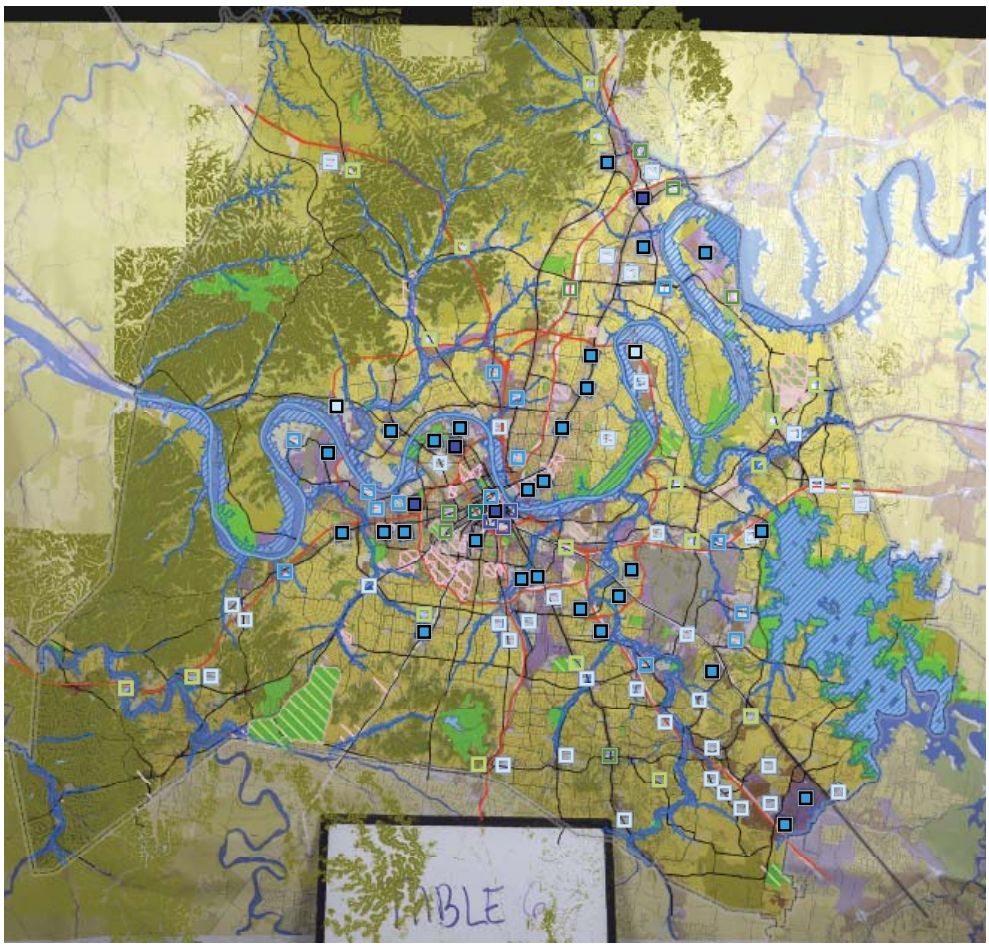
Rural	0%	n/a
Suburban	45%	36%
Urban	47%	44%
Core	9%	20%

Features to protect

Floodplains	No
Steep slopes	Yes
Habitat	No
Prime farmland	No
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	No

Other Rural neighborhoods

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
Density hard to understand from existing to future.

Rating: 4
Not sure about mass transit plan

October 12
1:15 pm 5030

Number of surveys	6
Average rating	3.8
Number of comments	5

Form

	Homes	Jobs
Infill	0%	n/a
Housing	4%	n/a
Mixed Res	12%	4%
Mixed Use	37%	27%
Mixed Emp	24%	56%
Employment	n/a	12%

Context

Rural	0%	n/a
Suburban	26%	21%
Urban	52%	52%
Core	23%	27%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Mixed income neighborhoods, existing rail lines, culture & atmosphere

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
More density and jobs in East Nashville and Cleveland park

Rating: 3
less concentrated downtown development

Rating: 4
I do not want a lot more traffic downtown.

Rating: 4
I'm generally fine with it but feel really uniformed. Don't know what the implications of my decisions were. Ultimately, I want more transit, and development along corridors.

Rating: 3
Many of our decisions were rushed and were made without actual knowledge of the areas affected, their history, and the "real world." While the facilitator and material were obviously the result of much planning, the process was too complex for us to make intelligent decisions. There was some "steering" of discussion, to specific areas by facilitator, although I don't think this was some secret plan. I am worried that the results of this will be used to develop plans that do not suit the neighborhoods involved. Everyone was prepared and tried to do a good job - but the process is TOO COMPLICATED! I'm afraid it is Garbage In + Garbage Out. Also there was no place to record input on gentrification and need for affordable housing.

October 12
1:40 pm 5010

Number of surveys	4
Average rating	3.0
Number of comments	3

Form

	Homes	Jobs
Infill	22%	n/a
Housing	11%	n/a
Mixed Res	1%	0%
Mixed Use	35%	25%
Mixed Emp	20%	34%
Employment	n/a	41%

Context

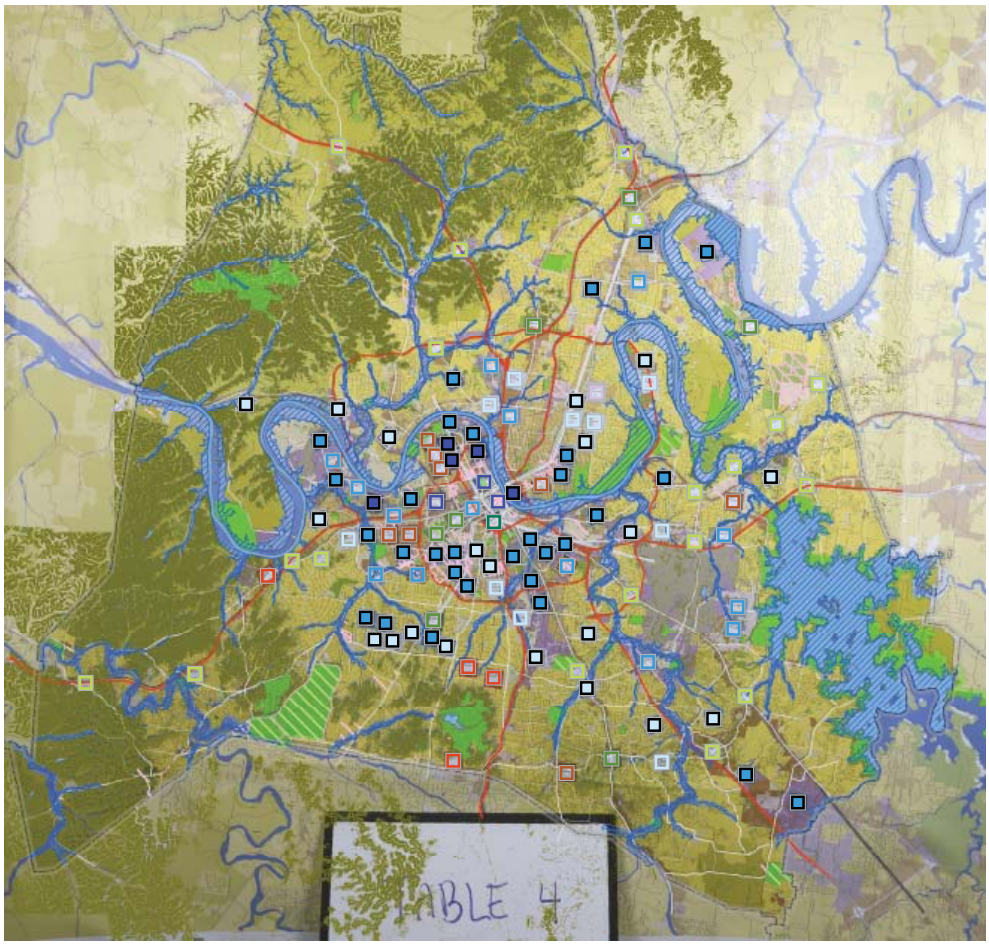
Rural	0%	n/a
Suburban	34%	27%
Urban	55%	49%
Core	11%	24%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3
Really didn't know what I was really doing. I learned a lot about possibilites and the process.

Rating: 3
Demographic of North NashvilleRetain the historic valueRe-evaluate the heritage and maintain the historic educational valueImprove trasnportation accessability routeImprove housing and revitilization in suburbs

Rating: 3
I do not totally disagree with the teams plans, I just prefer less density but totally agree that we need to plan for an influx of growth!

October 12
2:15 pm 5003

Number of surveys	6
Average rating	4.3
Number of comments	1

Form

	Homes	Jobs
Infill	0%	n/a
Housing	28%	n/a
Mixed Res	0%	0%
Mixed Use	36%	30%
Mixed Emp	20%	37%
Employment	n/a	33%

Context

Rural	0%	n/a
Suburban	27%	23%
Urban	57%	48%
Core	16%	29%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

I am open for improvements and input from others outside the team

October 12
2:30 pm 5017

Number of surveys	3
Average rating	4.7
Number of comments	0

Form

	Homes	Jobs
Infill	0%	n/a
Housing	11%	n/a
Mixed Res	6%	2%
Mixed Use	44%	35%
Mixed Emp	25%	42%
Employment	n/a	21%

Context

Rural	0%	n/a
Suburban	28%	24%
Urban	58%	52%
Core	14%	24%

Features to protect

Floodplains	Yes
Steep slopes	No
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Affordability

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
3:00 pm 5024

Number of surveys	7
Average rating	4.3
Number of comments	0

Form

	Homes	Jobs
Infill	21%	n/a
Housing	12%	n/a
Mixed Res	2%	1%
Mixed Use	33%	24%
Mixed Emp	22%	36%
Employment	n/a	40%

Context

Rural	0%	n/a
Suburban	35%	24%
Urban	55%	52%
Core	10%	23%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
3:00 pm 5025

Number of surveys	7
Average rating	4.2
Number of comments	3

Form

	Homes	Jobs
Infill	42%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	33%	23%
Mixed Emp	17%	26%
Employment	n/a	51%

Context

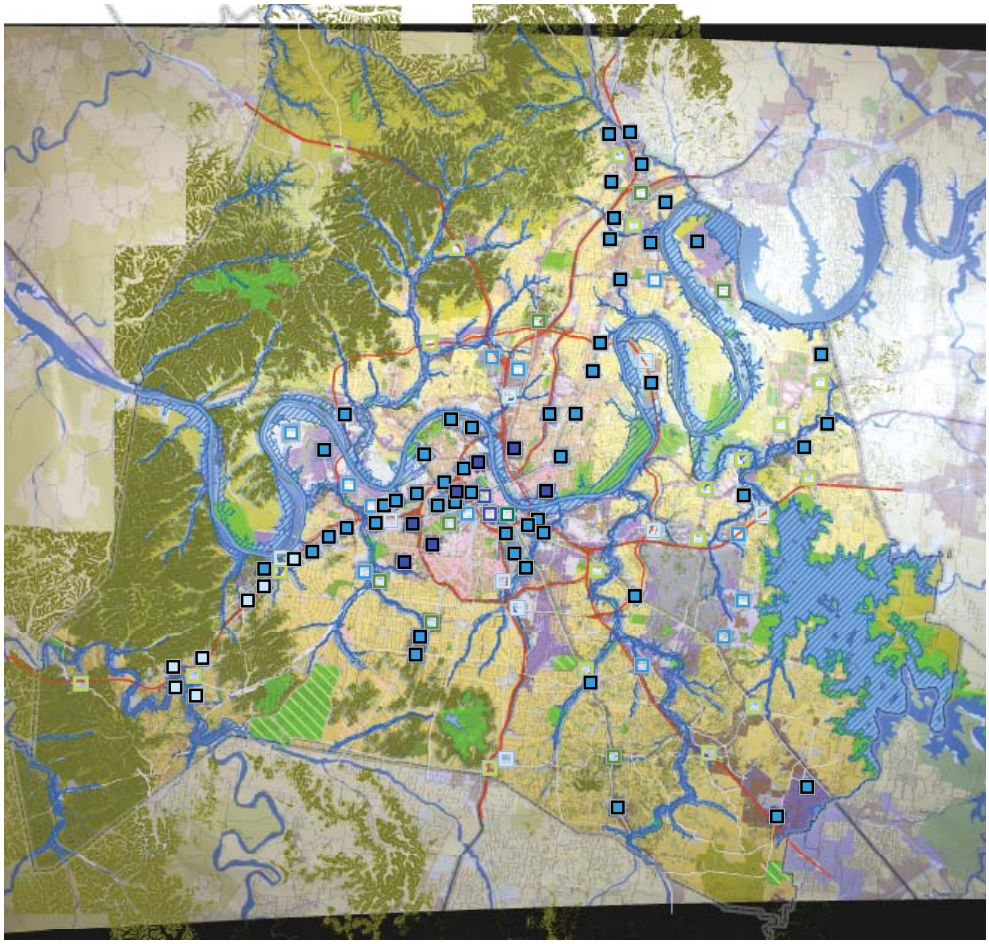
Rural	0%	n/a
Suburban	36%	20%
Urban	56%	55%
Core	8%	25%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Community gardens

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
More mixed use!

Rating:
Much more mixed use!

Rating: 4
more urban density

October 21
3:00 pm 5028

Number of surveys	3
Average rating	3.7
Number of comments	2

Form

	Homes	Jobs
Infill	0%	n/a
Housing	35%	n/a
Mixed Res	0%	0%
Mixed Use	33%	24%
Mixed Emp	23%	38%
Employment	n/a	38%

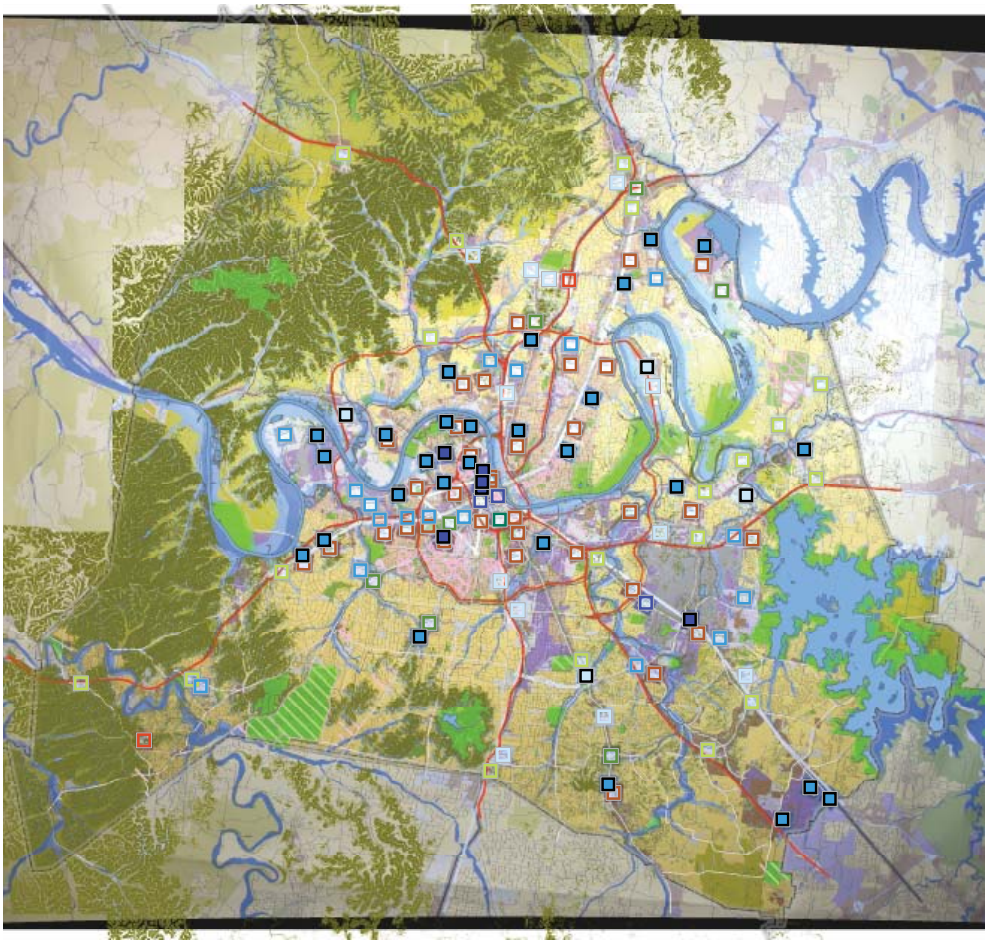
Context

Rural	0%	n/a
Suburban	26%	22%
Urban	64%	49%
Core	10%	29%

Features to protect

Floodplains	No
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3

More urban employment downtown. More investment in airport to downtown connector

Rating: 4

Clarksville Pike urban mixed & housing

October 21
3:00 pm 5040

Number of surveys	6
Average rating	3.9
Number of comments	2

Form

	Homes	Jobs
Infill	29%	n/a
Housing	0%	n/a
Mixed Res	2%	1%
Mixed Use	35%	30%
Mixed Emp	22%	39%
Employment	n/a	30%

Context

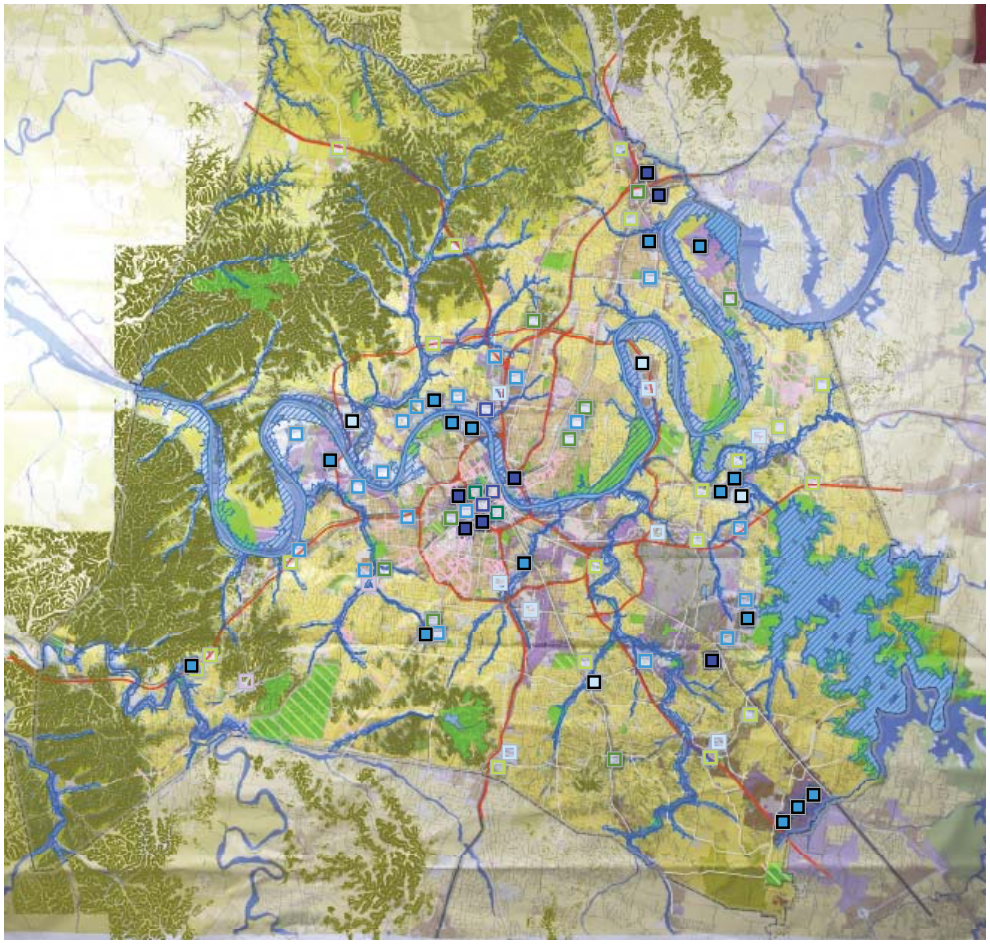
Rural	0%	n/a
Suburban	35%	20%
Urban	51%	48%
Core	13%	32%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Waterways, rivers, creeks, lakes

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3
Lower income areas, i.e., Antioch -- maybe in need of more mass transit

Rating: 3
Wish we could have addressed the issue of using river and creek resources for quality of life

October 21
4:30 pm 5036

Number of surveys	5
Average rating	4.5
Number of comments	1

Form

	Homes	Jobs
Infill	15%	n/a
Housing	0%	n/a
Mixed Res	3%	1%
Mixed Use	53%	39%
Mixed Emp	19%	35%
Employment	n/a	26%

Context

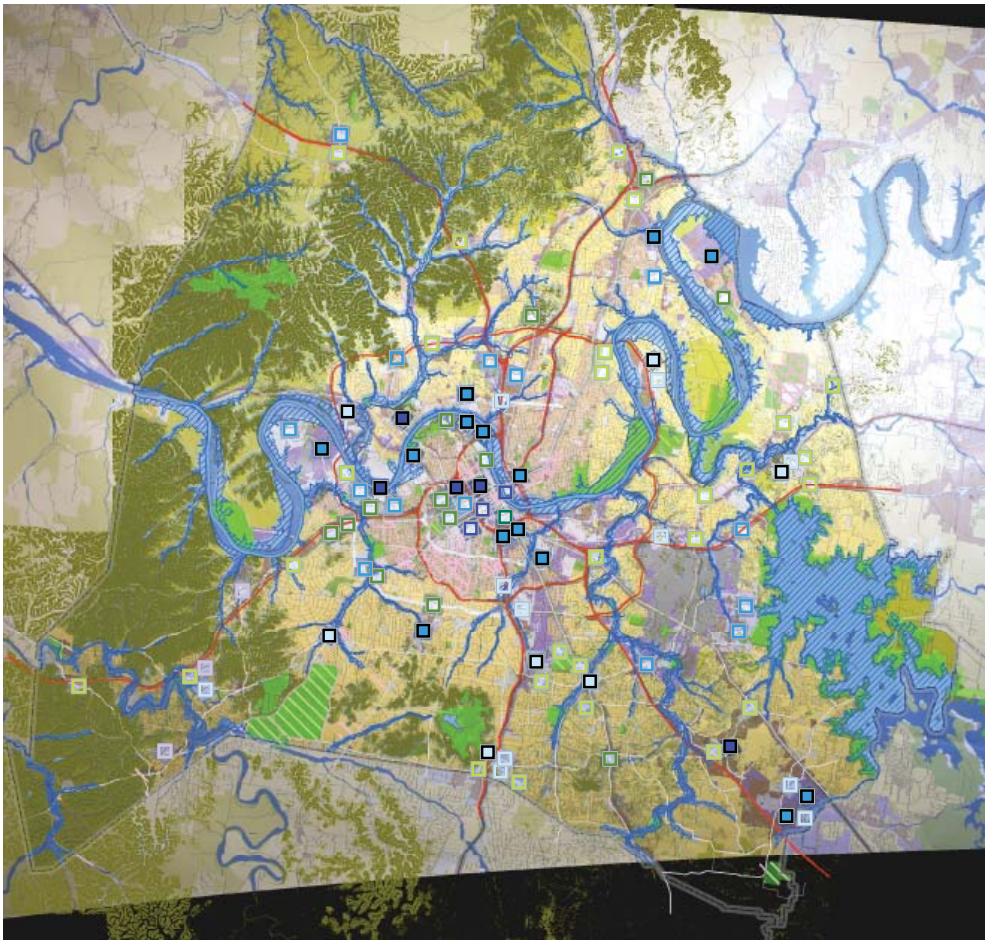
Rural	0%	n/a
Suburban	41%	29%
Urban	49%	46%
Core	10%	24%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

I think mature neighborhoods are attracting families who are attracted to that specific density and architecture. I would like to see emphasis placed on brownfield redevelopment (including tax incentives or zoning TDR) over razing existing homes.

October 21

4:40 pm 5027

Number of surveys	4
Average rating	4.5
Number of comments	0

Form

	Homes	Jobs
Infill	8%	n/a
Housing	2%	n/a
Mixed Res	0%	0%
Mixed Use	51%	36%
Mixed Emp	21%	45%
Employment	n/a	19%

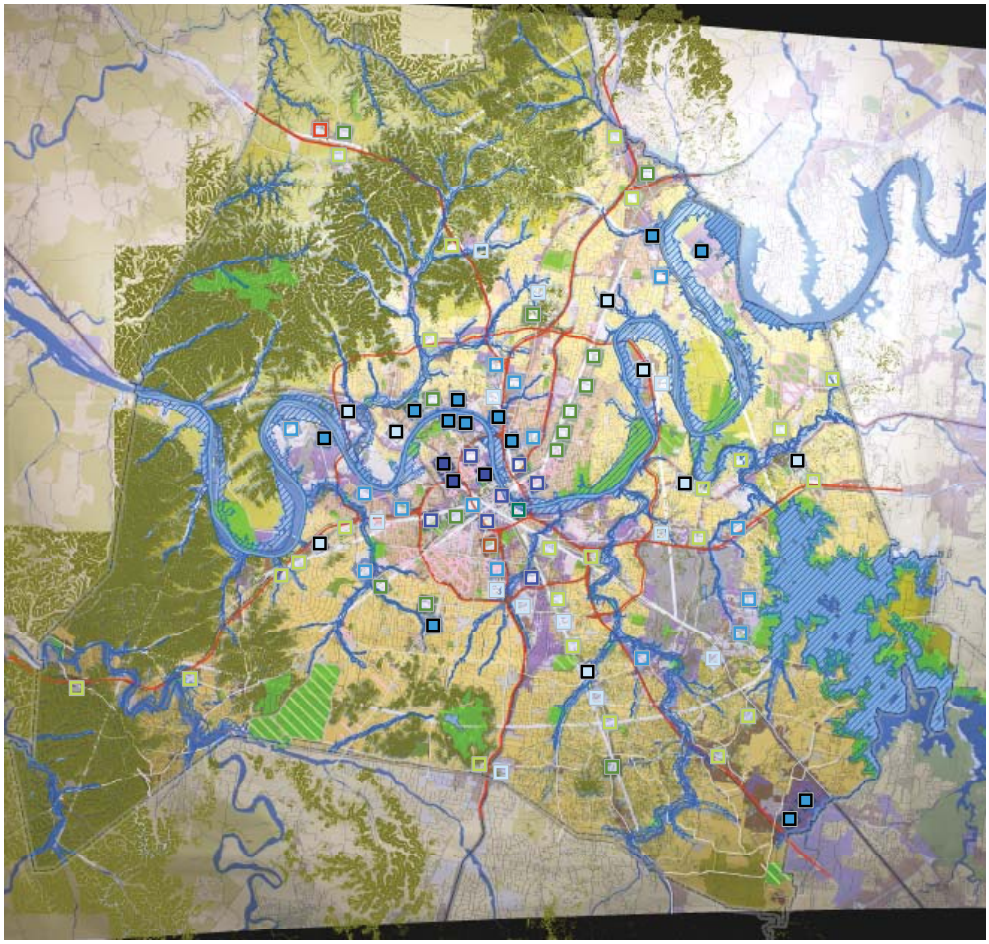
Context

Rural	0%	n/a
Suburban	31%	27%
Urban	50%	44%
Core	19%	29%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
5:00 pm 5015

Number of surveys	7
Average rating	3.6
Number of comments	6

Form

	Homes	Jobs
Infill	39%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	33%	25%
Mixed Emp	18%	33%
Employment	n/a	42%

Context

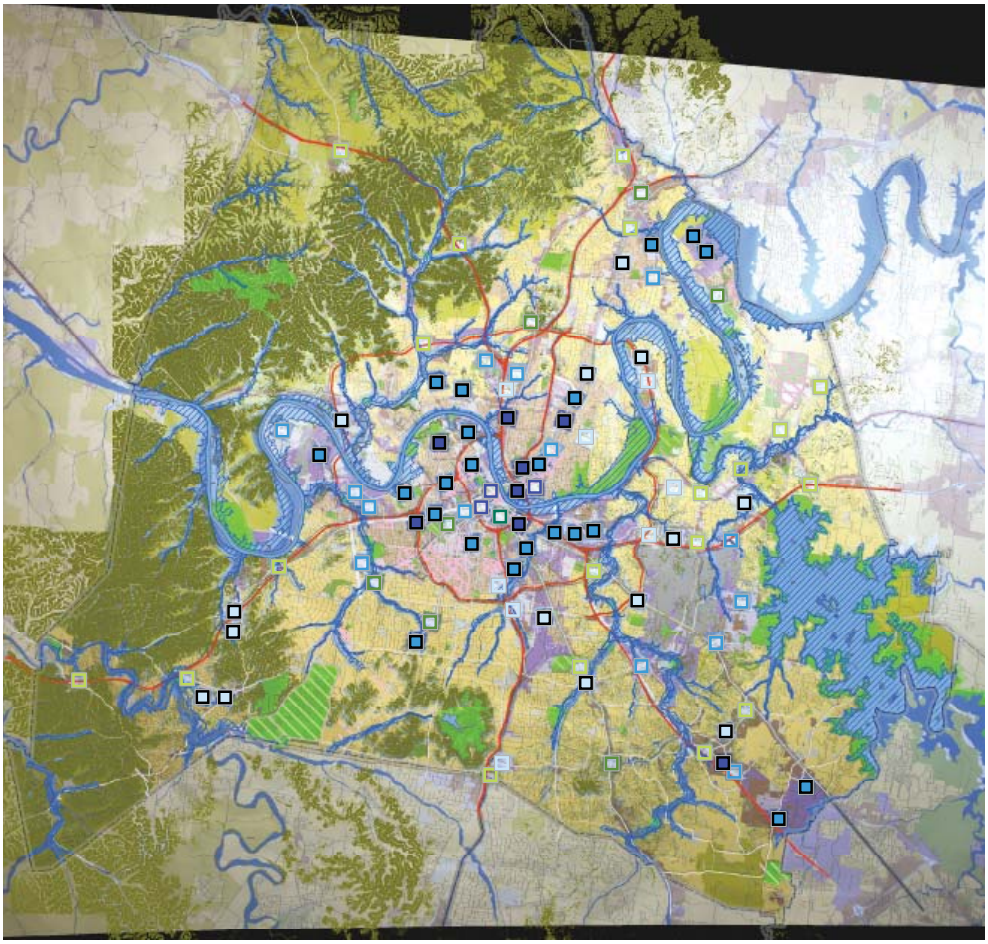
Rural	0%	n/a
Suburban	34%	23%
Urban	56%	44%
Core	10%	33%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	No
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Parks

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3
Split on any type of bridge built on Bells Bend. I am against increasing pollution & traffic to the farming community. Against decreasing habitat that supports the farms through the biodiversity existing with that habitat. If all connects to farming in a wholesome way.

Rating: 4
Split on complete street bridge to Bell's Bend- don't want to negatively afflict farmland

Rating: 4
Need for transportation to reach areas not reachable. Less single family in urban core.

Rating: 4
loved the process and the debates in reading consensus.

Rating: 3
South Bells Bend to hwy 12 along transit line needs development

Rating: 4
Excited about transit & bridge from Cayce over the Cumberland River. Not as sure about Bells Bend bridge. Great exercise, thanks for adding the session since I missed last Saturday.

October 21
5:30 pm 5023

Number of surveys	6
Average rating	4.2
Number of comments	0

Form

	Homes	Jobs
Infill	7%	n/a
Housing	24%	n/a
Mixed Res	0%	0%
Mixed Use	42%	33%
Mixed Emp	17%	33%
Employment	n/a	34%

Context

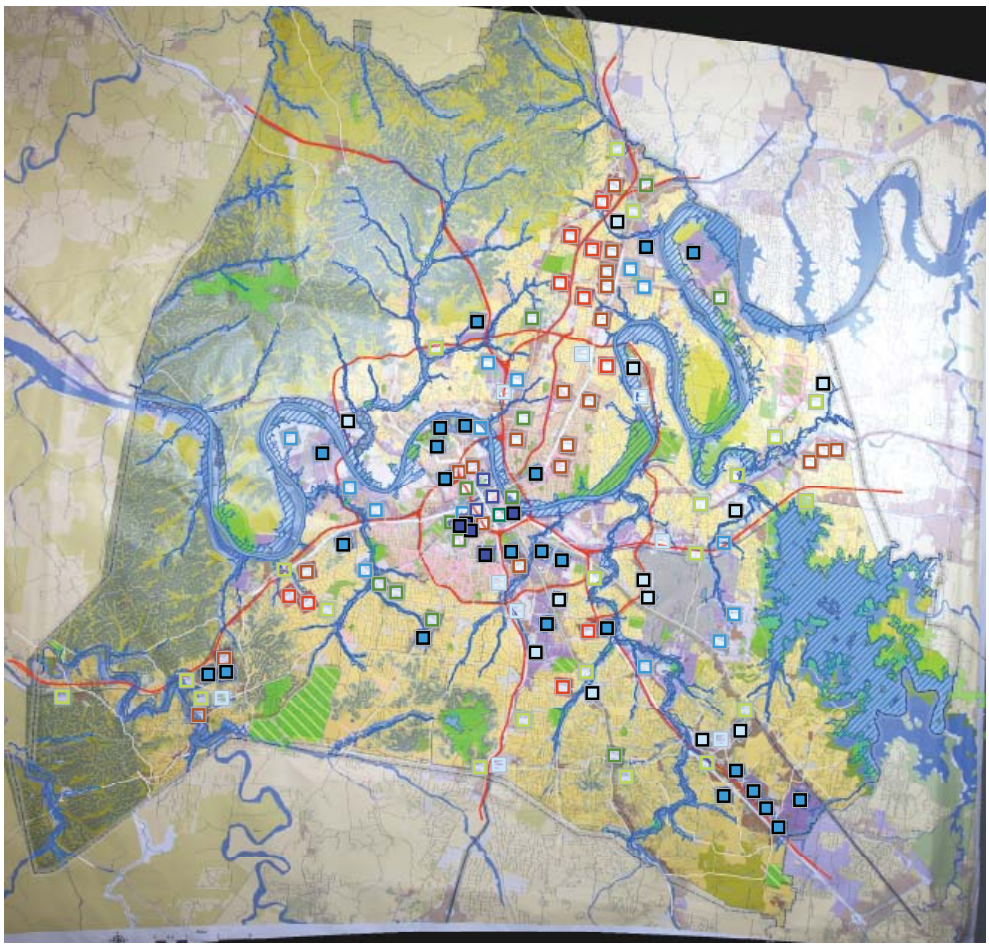
Rural	0%	n/a
Suburban	30%	24%
Urban	61%	51%
Core	9%	24%

Features to protect

Floodplains	Yes
Steep slopes	No
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other open space

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
6:00 pm 5021

Number of surveys	6
Average rating	4.3
Number of comments	2

Form

	Homes	Jobs
Infill	0%	n/a
Housing	16%	n/a
Mixed Res	0%	0%
Mixed Use	55%	37%
Mixed Emp	20%	31%
Employment	n/a	32%

Context

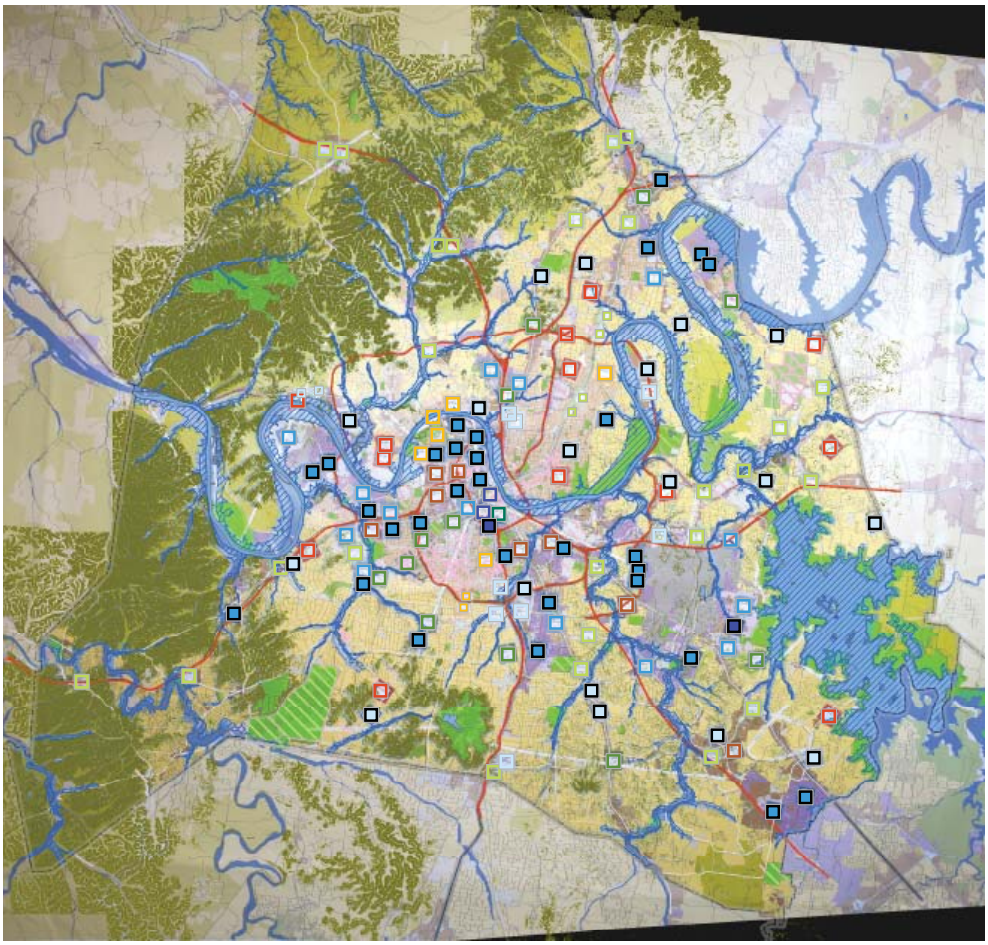
Rural	0%	n/a
Suburban	41%	31%
Urban	50%	56%
Core	9%	14%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other New parkland

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 3.5

Seems really condensed downtown, but I completely understand why. It's necessary, but maybe spread it out a bit more.

Rating: 4

Building along the corridors is great, but we have to be careful not to build them too densely without adding enough public transportation to compensate for the increases in traffic (both residential and commercial)

October 21
6:30 pm 5012

Number of surveys	7
Average rating	4.2
Number of comments	0

Form

	Homes	Jobs
Infill	8%	n/a
Housing	4%	n/a
Mixed Res	0%	0%
Mixed Use	57%	38%
Mixed Emp	20%	33%
Employment	n/a	30%

Context

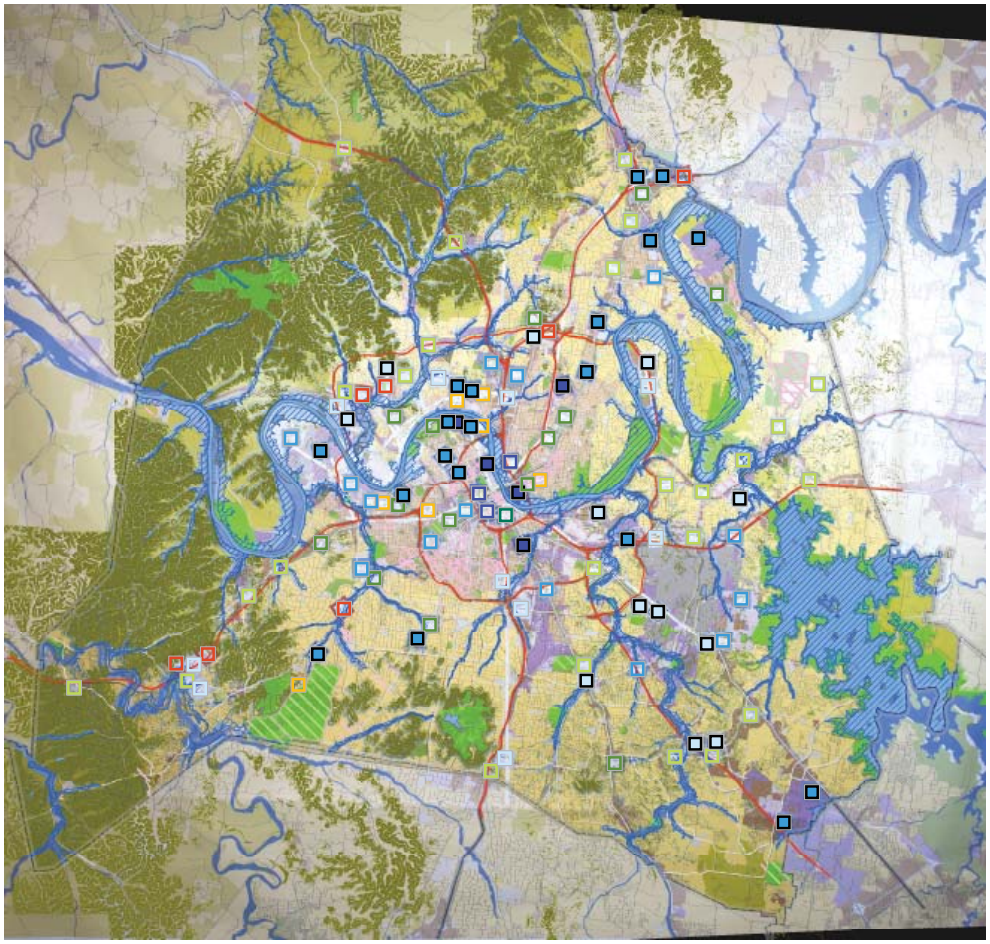
Rural	0%	n/a
Suburban	37%	27%
Urban	52%	49%
Core	11%	24%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Natural springs, recreation areas, entertainment along river

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
7:00 pm 5011

Number of surveys	6
Average rating	3.5
Number of comments	2

Form

	Homes	Jobs
Infill	25%	n/a
Housing	7%	n/a
Mixed Res	0%	0%
Mixed Use	31%	30%
Mixed Emp	17%	58%
Employment	n/a	13%

Context

Rural	0%	n/a
Suburban	46%	25%
Urban	34%	44%
Core	20%	31%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Senior centers, Youth centers, Parks

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 1

Avoid development in Northwest Davidson County. Preserve this as green space.

Rating: 3

Type of homes, apartments, etc. to build

October 21
7:00 pm 5026

Number of surveys	5
Average rating	4.6
Number of comments	0

Form

	Homes	Jobs
Infill	52%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	28%	29%
Mixed Emp	13%	30%
Employment	n/a	41%

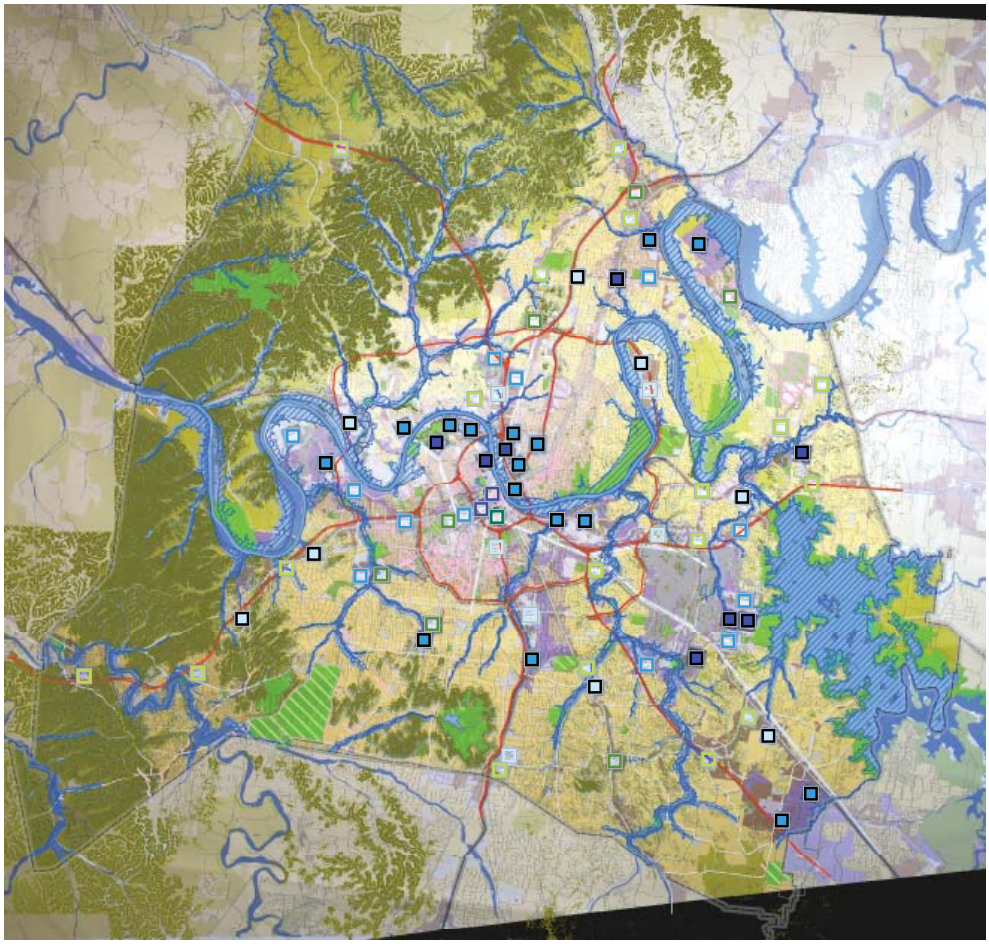
Context

Rural	0%	n/a
Suburban	54%	22%
Urban	39%	43%
Core	7%	35%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes
Other	

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

October 21
7:30 pm 5031

Number of surveys	7
Average rating	4.0
Number of comments	2

Form

	Homes	Jobs
Infill	20%	n/a
Housing	4%	n/a
Mixed Res	0%	0%
Mixed Use	41%	30%
Mixed Emp	26%	43%
Employment	n/a	27%

Context

Rural	0%	n/a
Suburban	28%	21%
Urban	63%	56%
Core	9%	23%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map

Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

More change. Less griping and moaning. The change is coming! Don't be scared to change urban areas. It's where everyone is moving to.

Rating:

I would not welcome an additional 200,000 people to Nasvhille. We should control and limit growth. Growth is not inevitable. It is preventable and controllable.I disagree with increasing density in neighborhoods unless those neighborhoods desire this kind of growth.[Circled 0 and wrote "accommodating 200K more people; circled 5 and wrote "preservation of floodplain, steep slopes, farmland, etc."]

October 21
7:40 pm 5035

Number of surveys	6
Average rating	3.8
Number of comments	2

Form

	Homes	Jobs
Infill	0%	n/a
Housing	3%	n/a
Mixed Res	6%	1%
Mixed Use	48%	29%
Mixed Emp	29%	31%
Employment	n/a	39%

Context

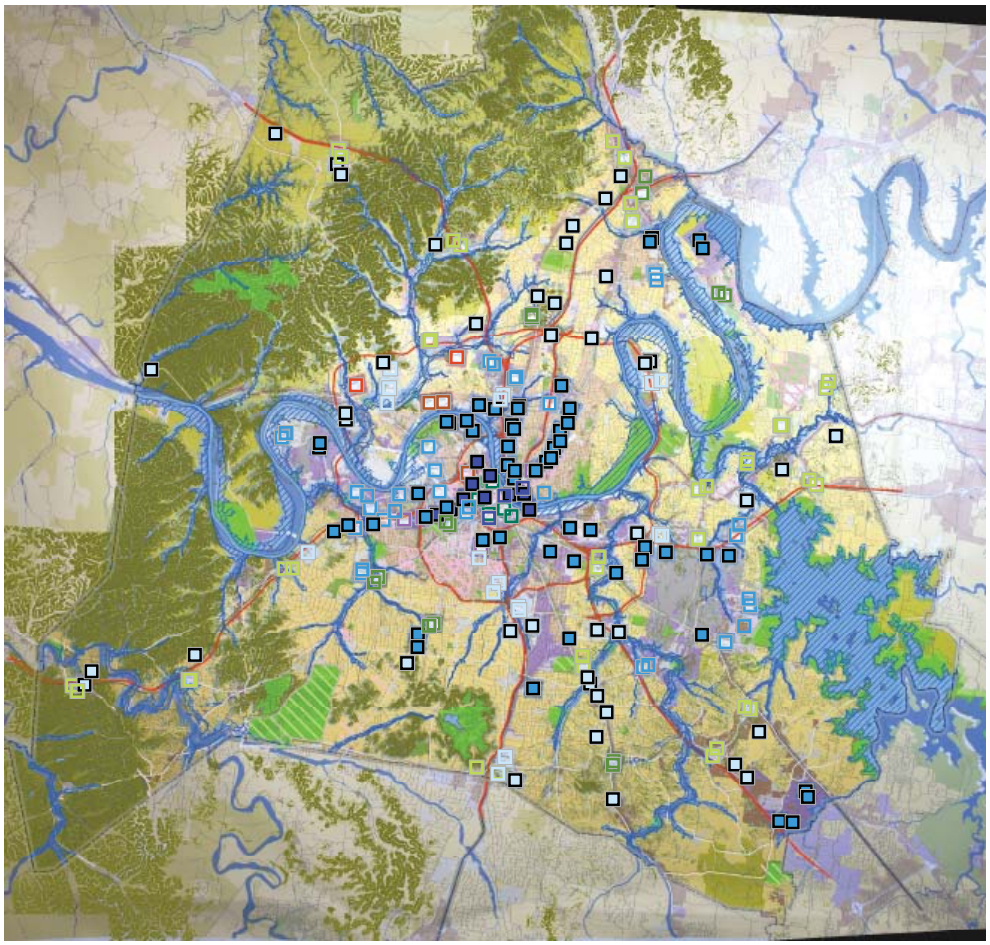
Rural	0%	n/a
Suburban	34%	25%
Urban	51%	51%
Core	19%	24%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other On-street parking

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

No AMP bus/rail transit on West End Avenue. Do not disturb the Fairgrounds -- loop the fairgrounds -- do not develop into houses

Rating: 3

In a room crowded with 4 tables, I could not hear a lot of what they said.Why no Park sticker?Nashville turned its riverfront over to a Development Authority instead of preserving riparian corridors.With growth projected we need many more large and small parks especially connected by greenways like Chattanooga

October 21
7:40 pm 5035

Number of surveys	6
Average rating	3.8
Number of comments	2

Form

	Homes	Jobs
Infill	0%	n/a
Housing	3%	n/a
Mixed Res	6%	1%
Mixed Use	48%	29%
Mixed Emp	29%	31%
Employment	n/a	39%

Context

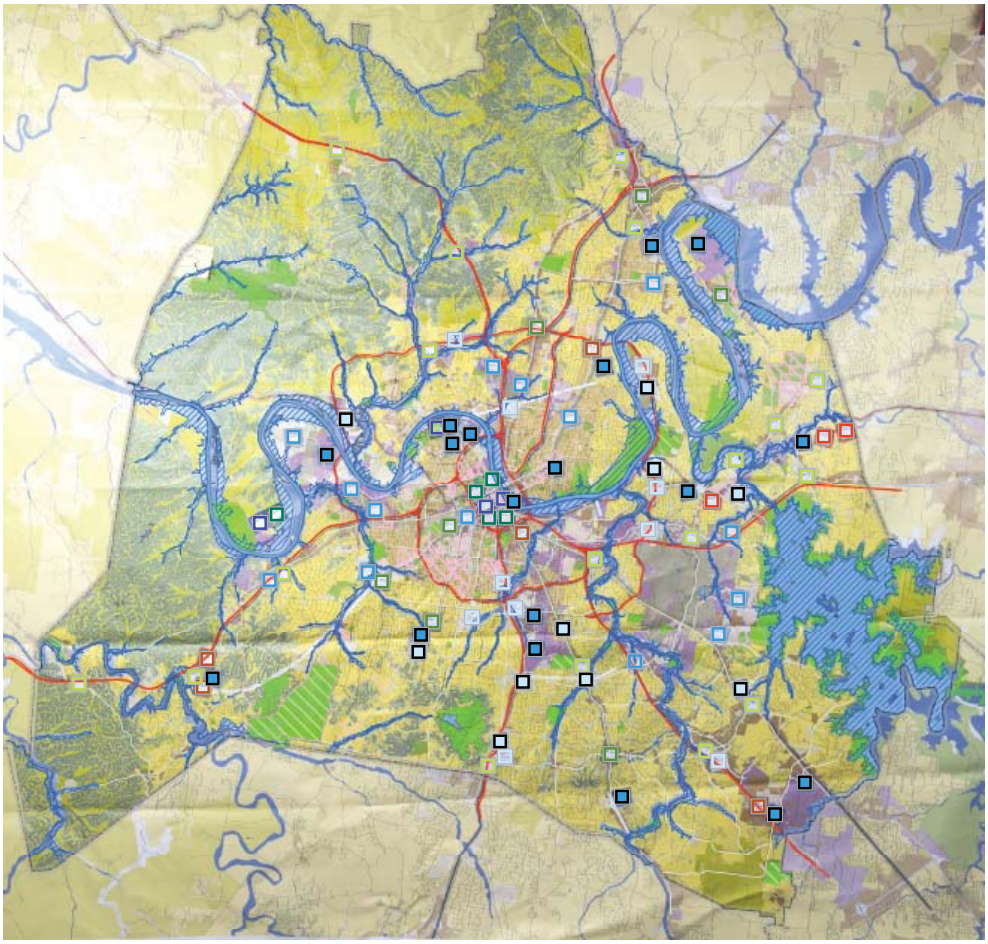
Rural	0%	n/a
Suburban	34%	25%
Urban	51%	51%
Core	19%	24%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other On-street parking

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

November 21
9:00 am 5038

Number of surveys	4
Average rating	4.8
Number of comments	1

Form

	Homes	Jobs
Infill	27%	n/a
Housing	5%	n/a
Mixed Res	0%	0%
Mixed Use	37%	31%
Mixed Emp	19%	41%
Employment	n/a	27%

Context

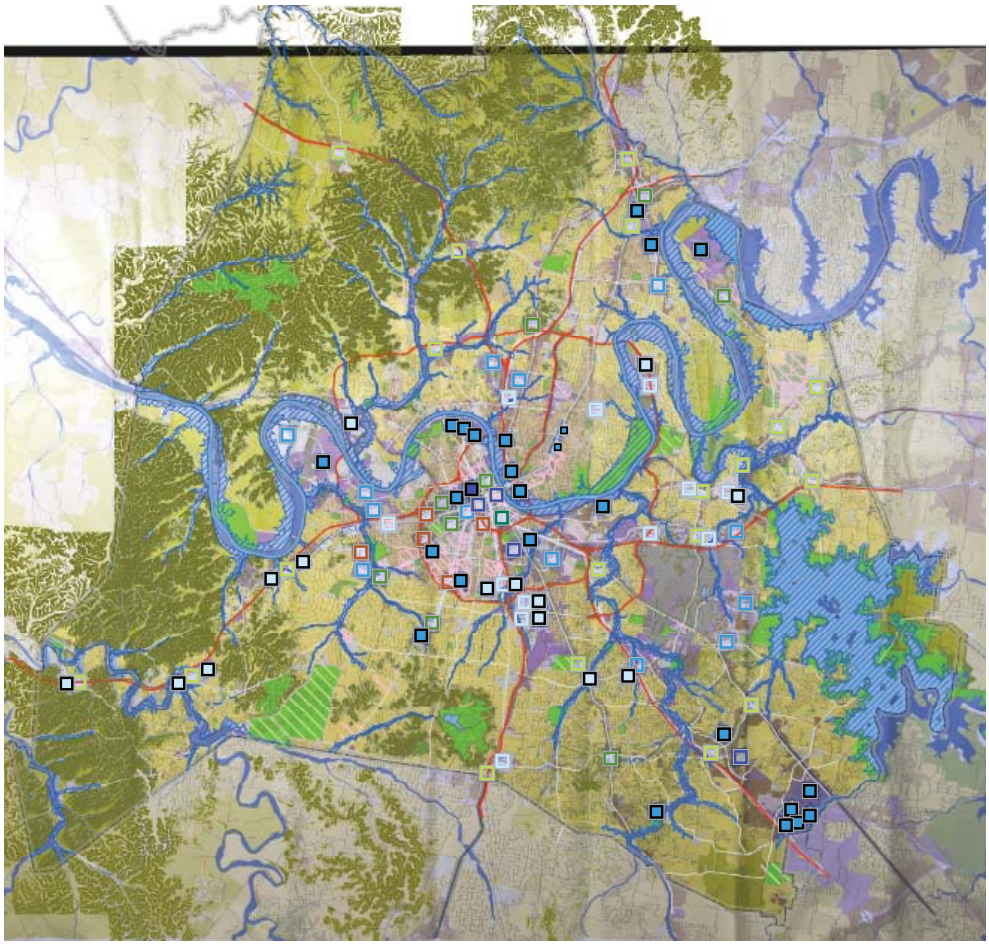
Rural	0%	n/a
Suburban	26%	29%
Urban	62%	52%
Core	12%	18%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other Economic growth

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4

More density closer in for jobs, residential, service

November 21
11:00 am 5037

Number of surveys	5
Average rating	3.6
Number of comments	4

Form

	Homes	Jobs
Infill	47%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	31%	30%
Mixed Emp	14%	30%
Employment	n/a	41%

Context

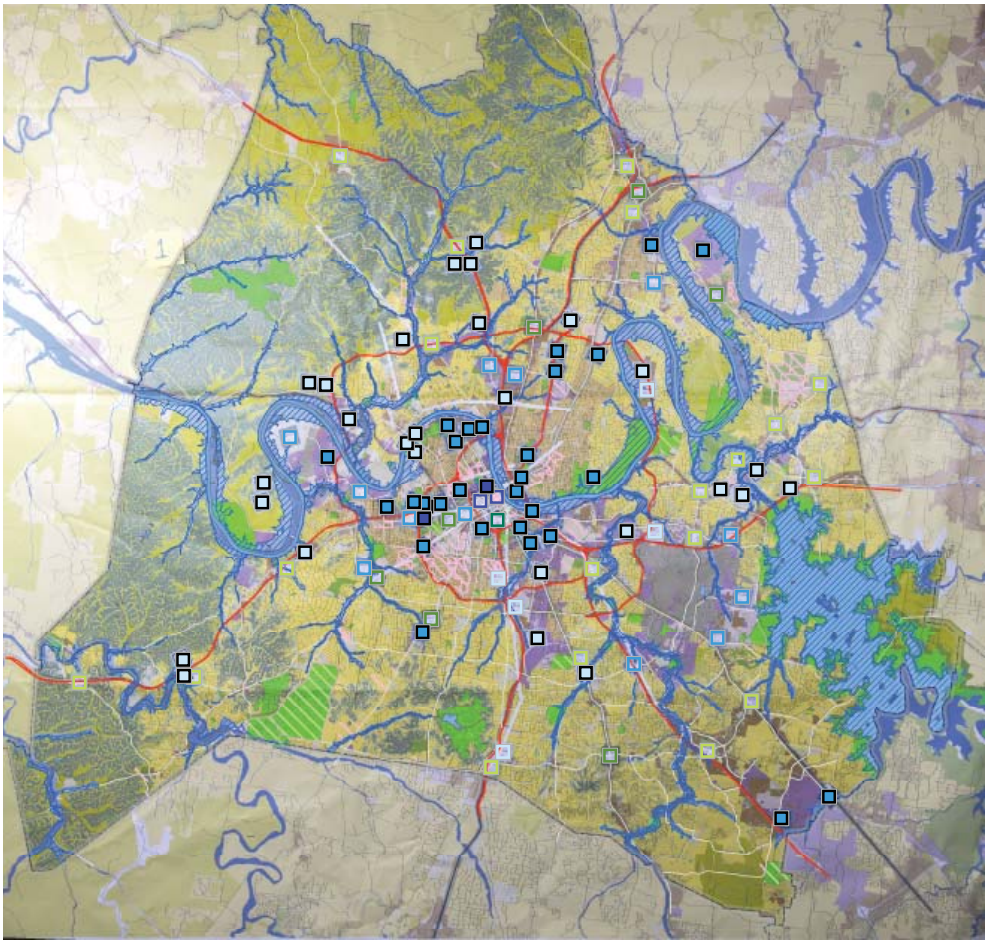
Rural	0%	n/a
Suburban	22%	30%
Urban	71%	54%
Core	8%	16%

Features to protect

Floodplains	Yes
Steep slopes	No
Habitat	Yes
Prime farmland	Yes
Tree canopy	Yes
Historic landmarks	Yes
Historic Districts	Yes

Other

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 2
More density in the existing areas than focusing on the suburban parts of the county. Create more cohesive neighborhoods.

Rating: 3
Bells Bend and other non-developed areas should remain open

Rating: 4
Yes, most

Rating: 4
Add more mixed uses in the area

November 21
2:00 pm 5032

Number of surveys	3
Average rating	3.7
Number of comments	2

Form

	Homes	Jobs
Infill	31%	n/a
Housing	0%	n/a
Mixed Res	0%	0%
Mixed Use	37%	26%
Mixed Emp	20%	33%
Employment	n/a	41%

Context

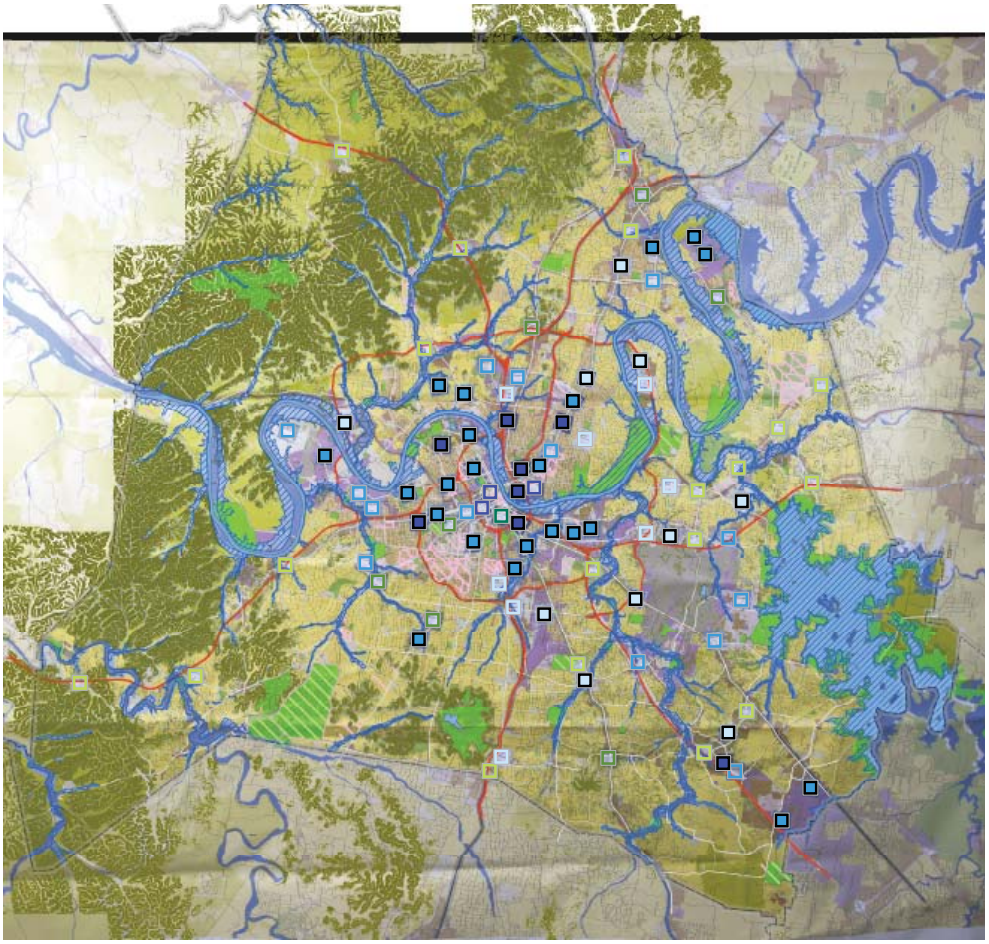
Rural	0%	n/a
Suburban	35%	22%
Urban	54%	44%
Core	11%	33%

Features to protect

Floodplains	Yes
Steep slopes	Yes
Habitat	No
Prime farmland	Yes
Tree canopy	No
Historic landmarks	Yes
Historic Districts	Yes

Other Creeks

Map



Population and employment chips

- Rural Housing
- Suburban Large Lot Housing
- Suburban Housing
- Urban Housing
- Suburban Mixed Residential
- Urban Mixed Residential
- Suburban Mixed Use
- Urban Mixed Use
- Core Mixed Use
- Suburban Mixed Employment
- Urban Mixed Employment
- Core Mixed Employment
- Suburban Employment
- Urban Employment
- Core Employment

Comments

Rating: 4
Bert likes the AMP :)

Rating: 3
If it were left to me, I would probably focus all the attention and density into the downtown & urban areas