WEST TRINITY/KATIE HILL/HAYNES
COMMUNITY MEETING AND VISIONING

Monday, November 13, 2017

Tonight's Agenda

- Welcome and Introductions

- Project Overview

- Study Area Analysis
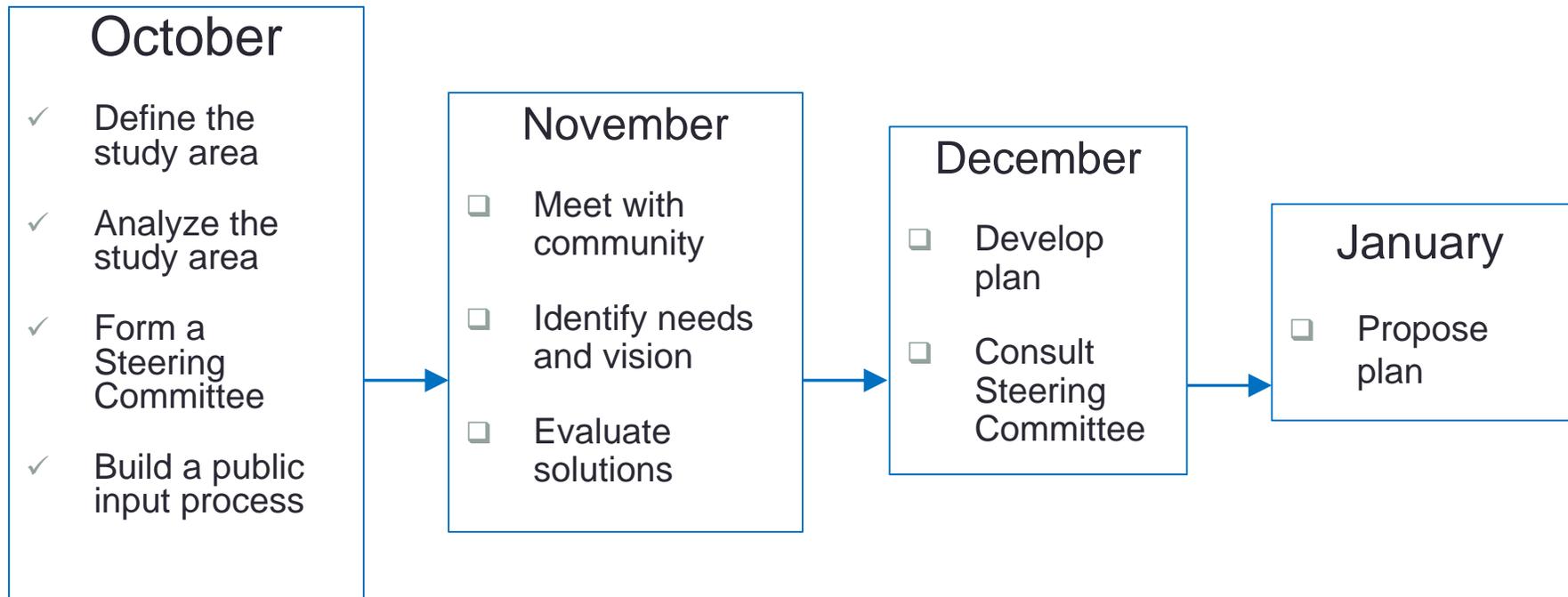
- Visioning Exercises

Why are we here?

Talk about the future of West Trinity/Katie Hill/Haynes

- Collect ideas and expectations
- Identify common goals
- Articulate a vision
- Guide change and growth

Project Process

October

- ✓ Define the study area
- ✓ Analyze the study area
- ✓ Form a Steering Committee
- ✓ Build a public input process

November

- ❑ Meet with community
- ❑ Identify needs and vision
- ❑ Evaluate solutions

December

- ❑ Develop plan
- ❑ Consult Steering Committee

January

- ❑ Propose plan

Check out the website for project information and important dates:
WestTrinityStudy.nashville.gov

Charrette Schedule

Visioning Session

Identify big ideas and goals

Open Design Studio

Identify needs and solutions

Public Presentation

Report back to community

|	Monday 11/13	Tuesday 11/14	Wednesday 11/15	Thursday 11/16
8:00				
9:00	Set up	Visioning Analysis	Open Design Studio	Closed Design Studio
10:00	Tour	Open Design Studio	Open Design Studio	Closed Design Studio
11:00	Tour	Open Design Studio	Open Design Studio	Closed Design Studio
12:00				
1:00	Tour Recap	Open Design Studio	Open Design Studio	Closed Design Studio
2:00	Tour Recap	Open Design Studio	Open Design Studio	Closed Design Studio
3:00	Visioning preparation	Open Design Studio	Open Design Studio	Closed Design Studio
4:00	Facilitator training	Steering Committee Meeting	Open Design Studio	Closed Design Studio
5:00				
6:00	Visioning Session			Public Presentation
7:00	Visioning Session			Public Presentation

Potential Outcomes

Plan amendment → Refinements to land use policy to guide future entitlement requests

Design scenarios → Illustrate development options based on specific sites/properties and area characteristics

Supplemental policy → Additional guidance beyond that which is provided in CCM to address unique features, characteristics, or needs of an area
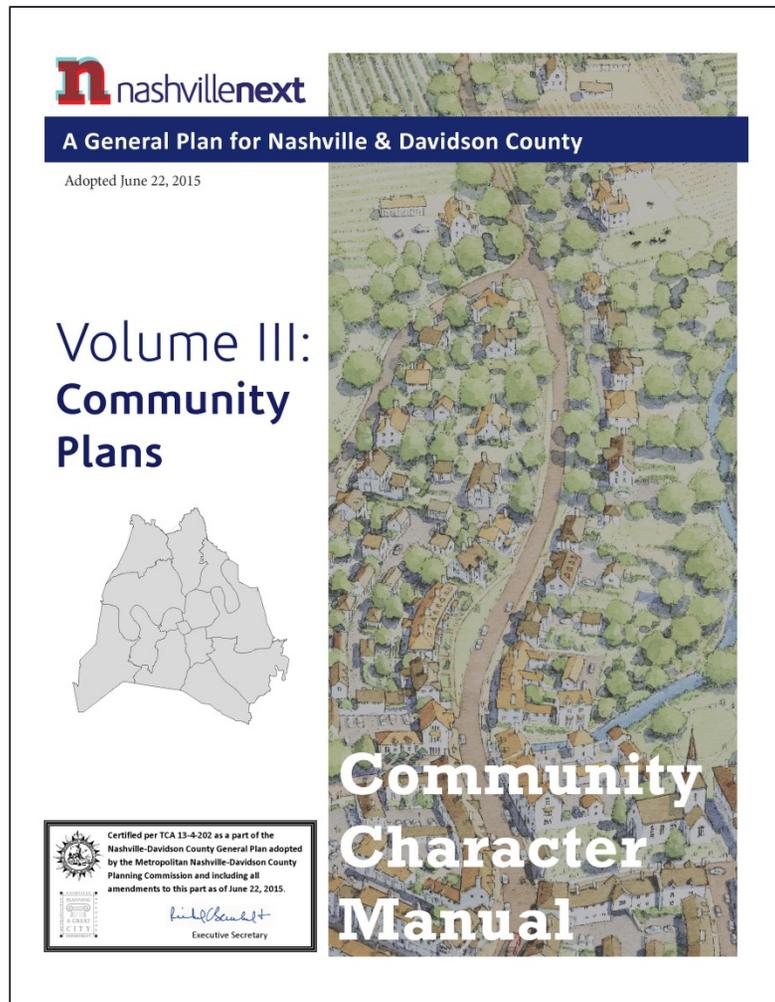
Community Planning in Nashville
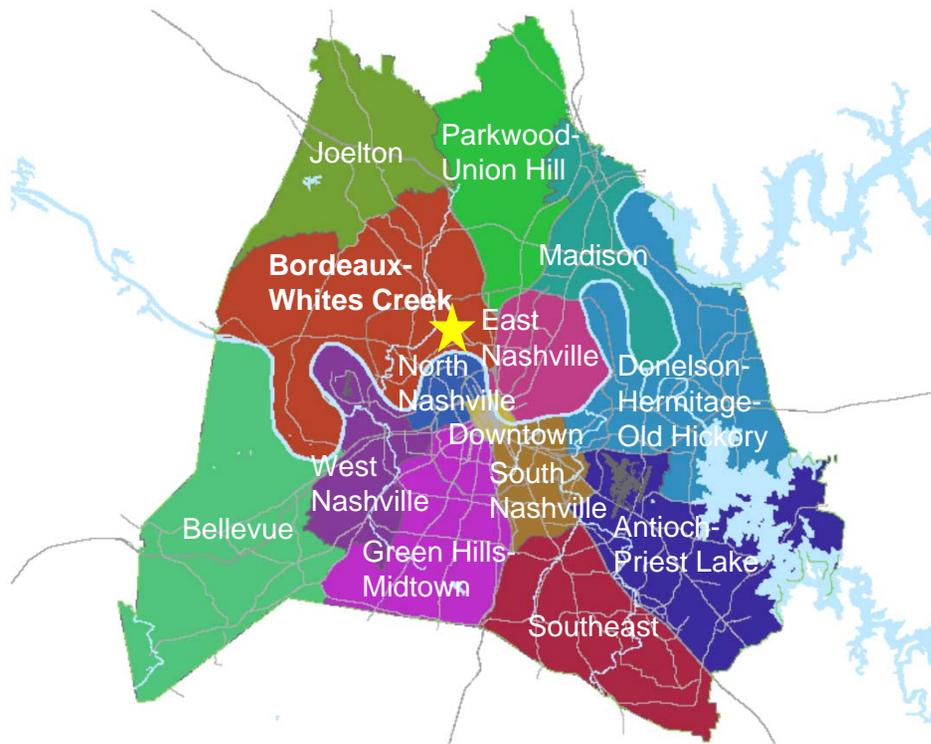
Metro Nashville/Davidson County is covered by 14 Community Plans, future planning documents for each area.

The Bourdeaux-Whites Creek Community Plan was last updated in 2015 as part of the NashvilleNext General Plan.

Community Character Manual (CCM)

Land use policies in the Community Plan are guided by the Community Character Manual (CCM).

Functions of CCM are to:
- explain/institute Community Character policies applied in each Community Plan;
- provide direction for the use of implementation tools, such as zoning;
- help shape the form and character of open space, neighborhoods, centers, corridors and special use districts within a community.

Policy vs. Zoning – What's the difference?

- Policies provide **guidance** and represent the vision for an area. Applying a policy change with a plan amendment <u>does not</u> change the current zoning.

- Zoning is **law** – a set of regulations that control the physical development of land including land use, density, height, setbacks, parking, access, landscaping and signs.

- Zoning is influenced by the policies in the Community Plans.

Policies Guide:

- **Planning Commission recommendations to Metro Council for zone change requests and subdivisions**

- Capital Improvements Budget (streets, sidewalks, schools, libraries, etc.)

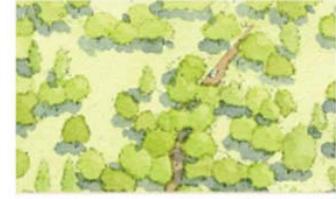# Transect

T1 - Open Space

T2 - Rural
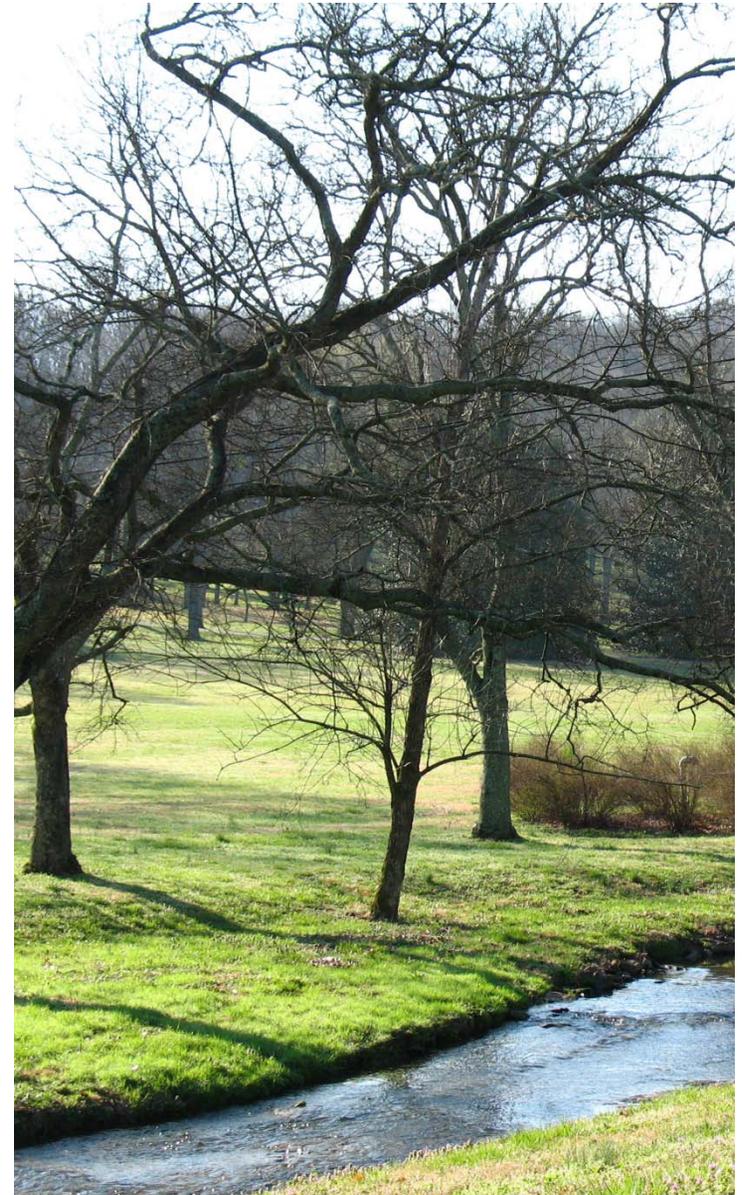
T3 - Suburban

T4 - Urban

T5 - Center

T6 - Downtown

Existing Policies

- Civic

- Conservation

- Open Space

- T3 Neighborhood Evolving

- T3 Neighborhood Center

- T3 Community Center

- T4 Neighborhood Evolving

- T4 Mixed Use Neighborhood

- T4 Community Center

- D Major Institutional

West Trinity / Katie Hill / Haynes Plan Amendment

Study Area Boundary

Civic

to preserve and enhance publicly owned civic properties so they can continue to serve public purposes over time, even if the specific purpose changes.

Conservation

to preserve environmentally sensitive land features, including steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils, through protection and remediation.

Open Space

to preserve and enhance existing open space, including public parks and some private land held in conservation easements by land trusts and private groups or individuals.
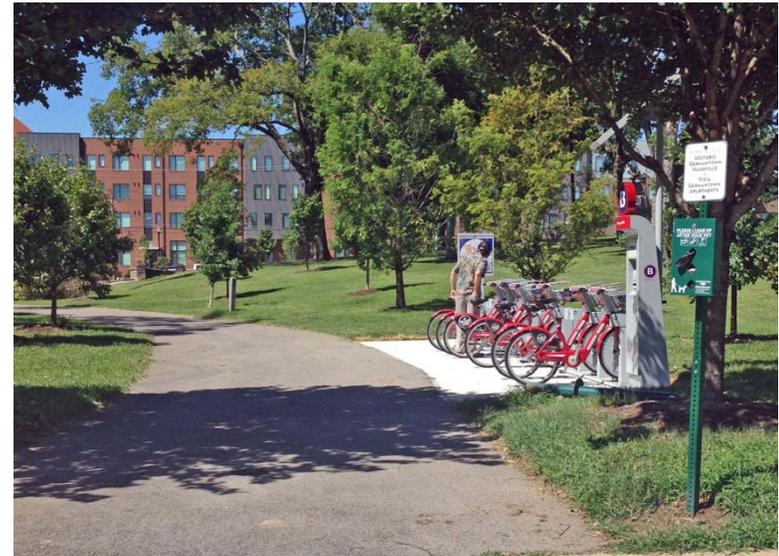
T3 Suburban Neighborhood Evolving

to create and enhance suburban
residential neighborhoods with more
housing choices, improved connectivity,
and moderate density development
patterns.

T3 Suburban Neighborhood Center

to create and enhance suburban neighborhoods centers that serve neighborhoods within a 5 minute drive. Pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses.

T3 Suburban Community Center

to create and enhance suburban community centers that serve communities within a 10 to 20 minute drive. Pedestrian friendly areas, generally located at prominent intersections that contain commercial, mixed use, residential, and institutional land uses.

T4 Urban Neighborhood Evolving

to create and enhance urban residential neighborhoods with more housing choices, improved connectivity, and moderate to high density development patterns.

T4 Urban Mixed Use Neighborhood

to maintain, create and enhance urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development.

T4 Urban Community Center

to maintain, create and enhance urban community centers that serve communities within a 5 minute drive or a 5 to 10 minute walk. Pedestrian friendly areas, generally located at intersections of prominent urban streets that contain commercial, mixed use, residential, and institutional land uses.

D Major Institutional

to maintain, create and enhance Districts where major institutional uses are predominant, such as medical campuses, hospitals, and colleges and universities, and where their development and redevelopment occurs in a manner that complements the character of surrounding communities.
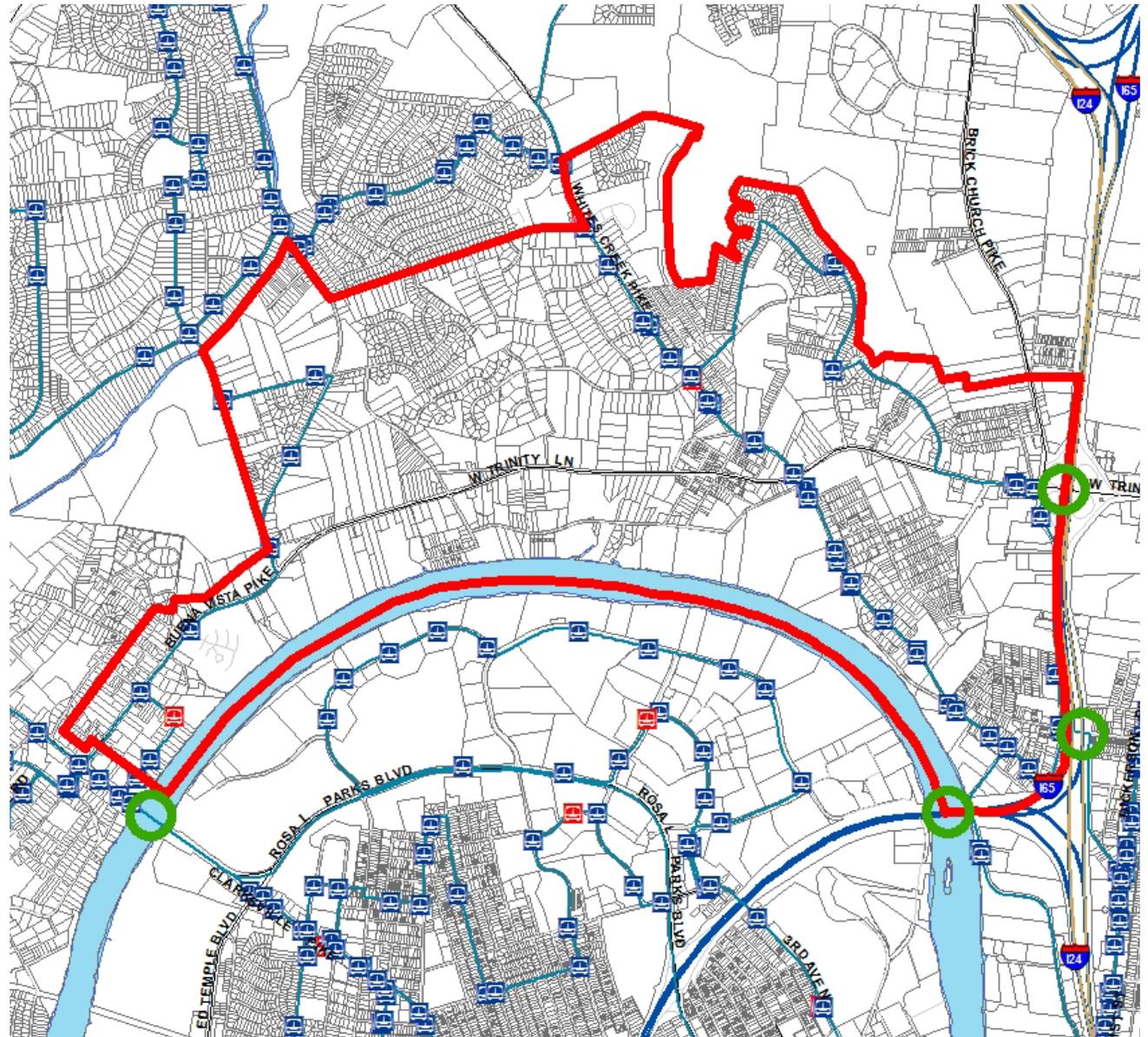
Study Area

Study Area Boundary
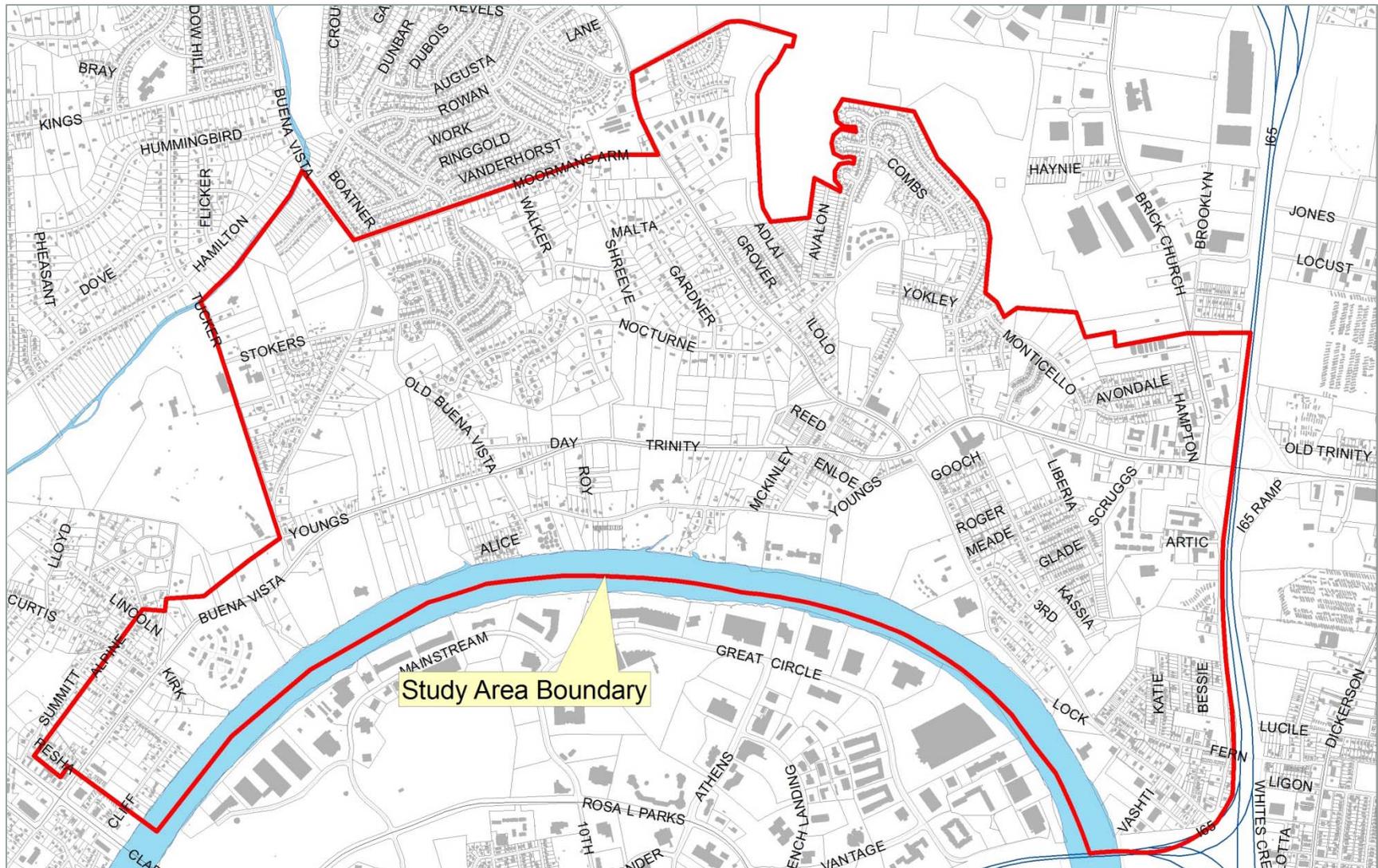
Water, Floodplain, and Slopes

- Steep slopes along River
- Steep slopes in north
- Floodplain along river
- Floodplain in Katie Hill
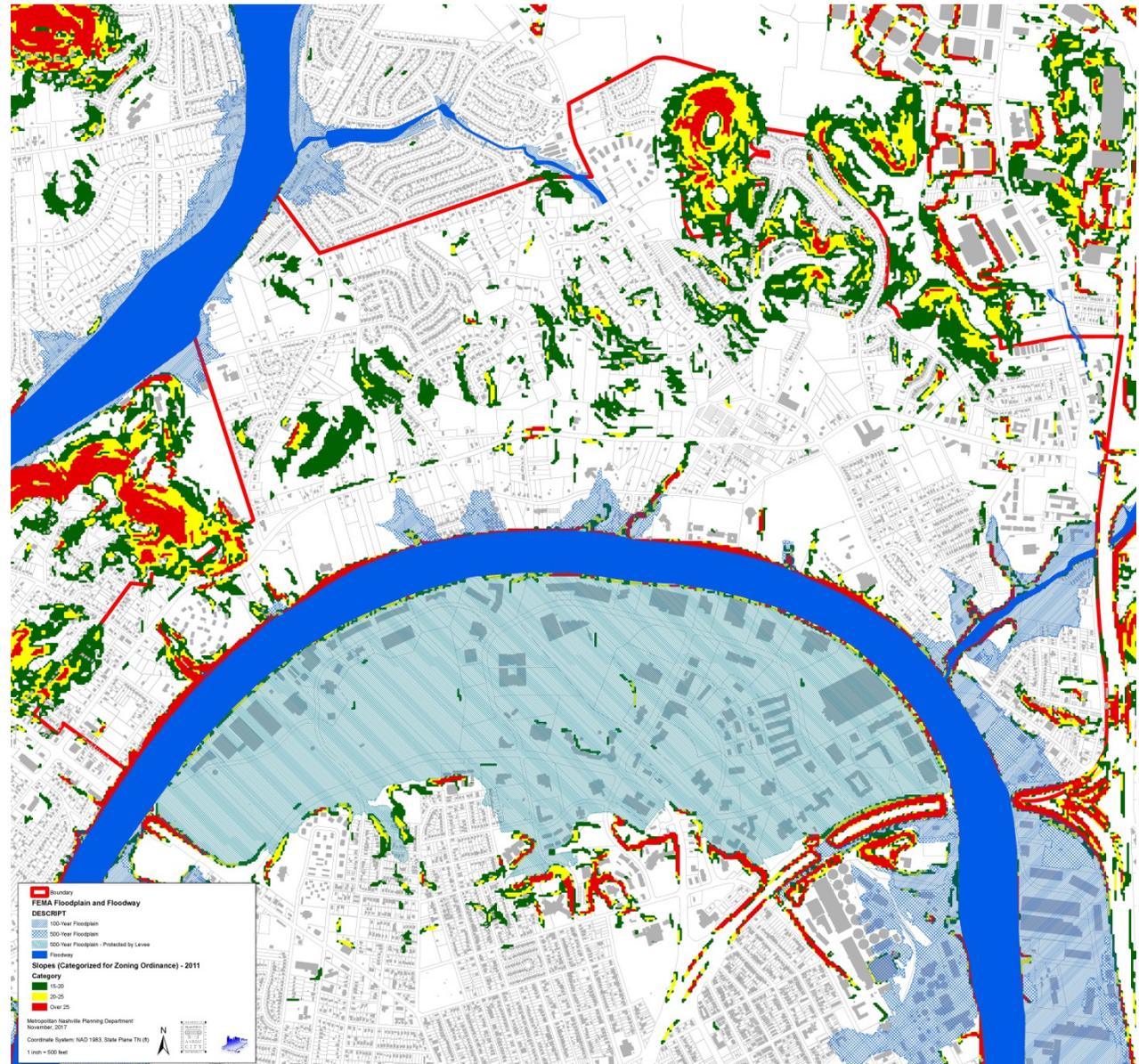
Transportation

- Trinity Lane primary east-west

- Two interstate crossings

- Two river crossings

- Transit along Brick Church Pike and Buena Vista Pike

Land Use

Residential

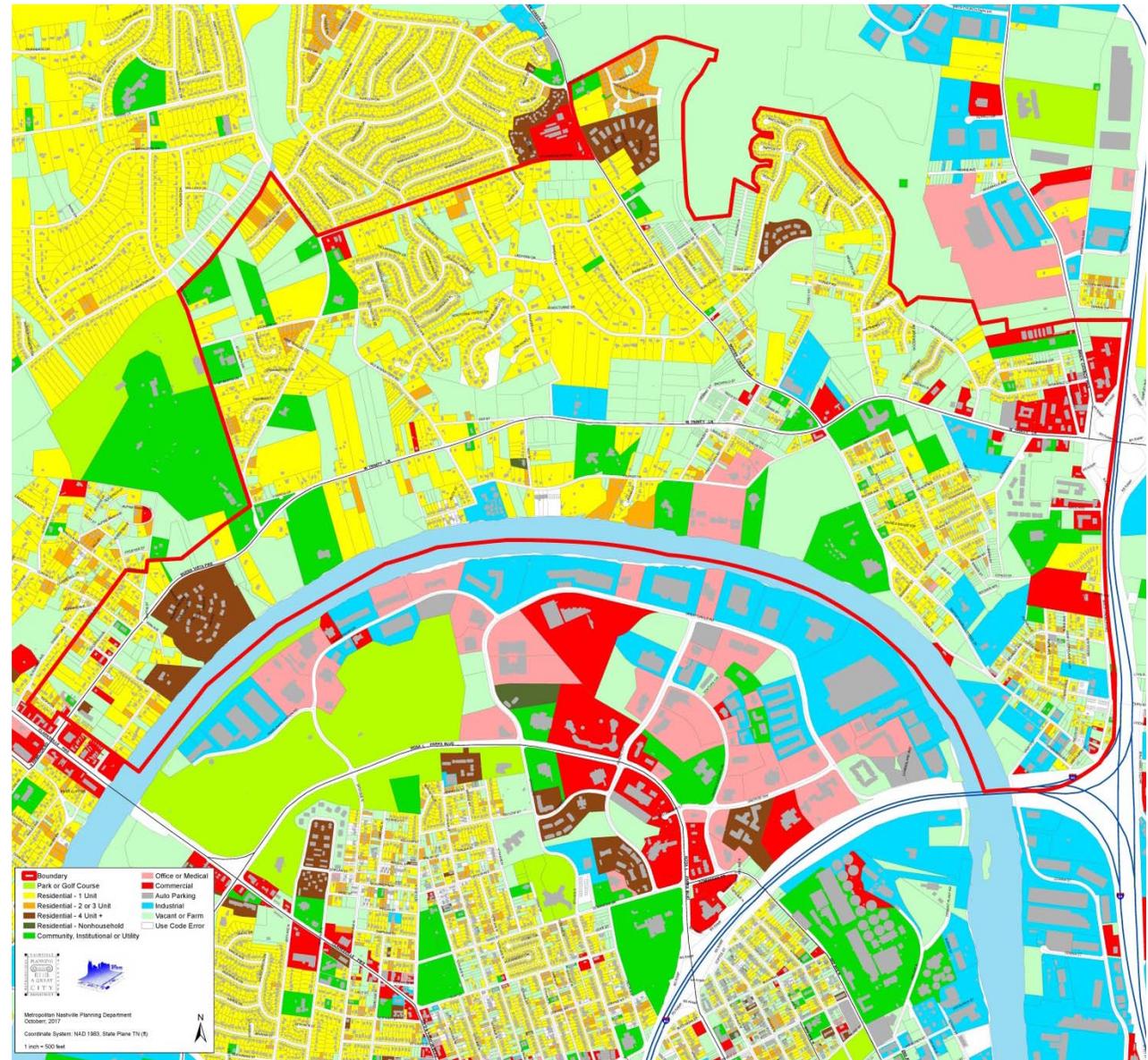➢ Single-family homes and multi-family complexes

Commercial

➢ Mostly along Trinity Lane

➢ Clustered at I-65

Industrial

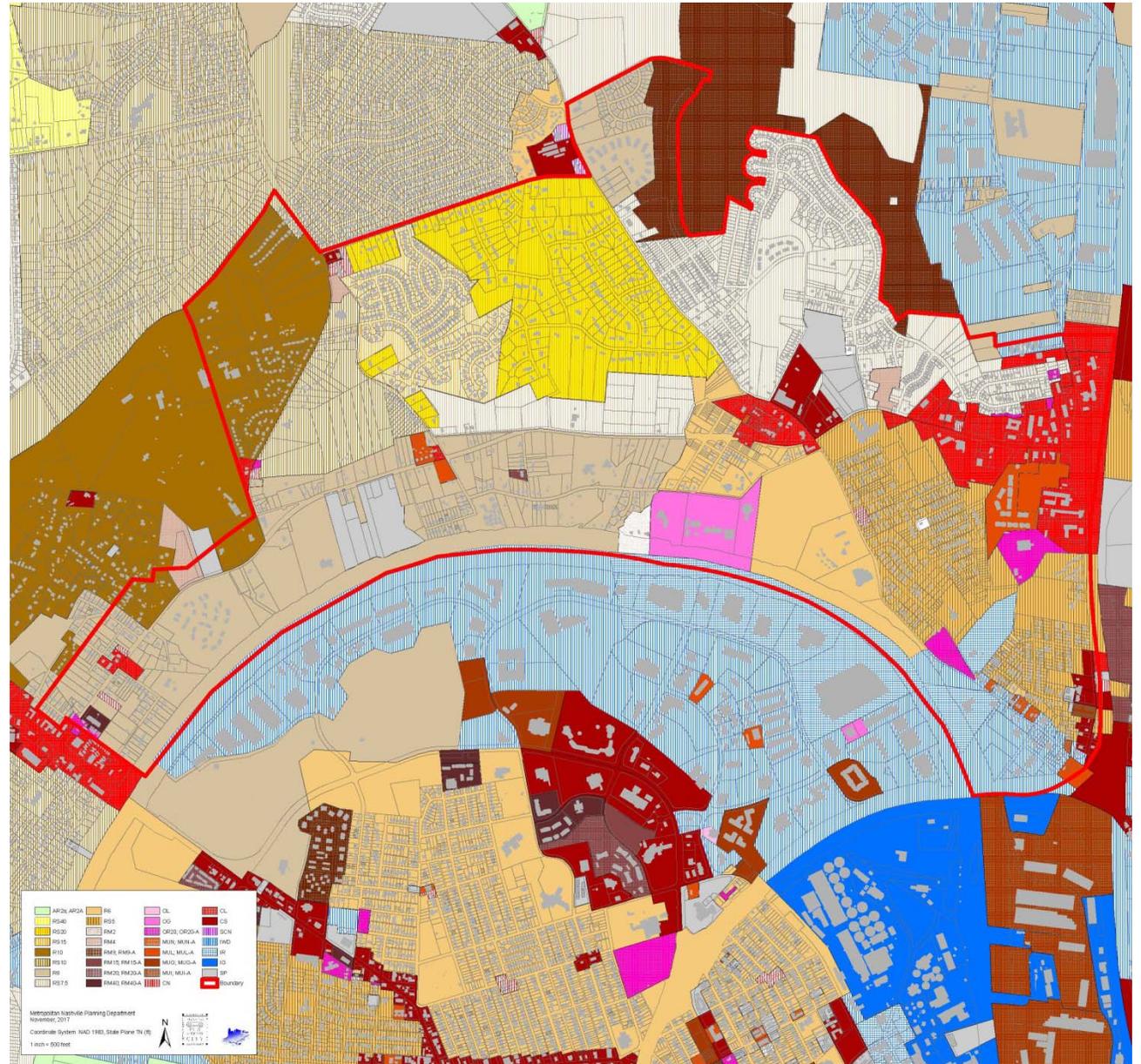➢ Heavy along Trinity Lane and River

➢ Light south of Katie Hill

Institutional

➢ Schools

➢ Churches

➢ Higher Education

Zoning

Single- and two-family

Single-family

Multi-family

Suburban commercial

General office

Industrial

Mixed-use

Community Resources

An asset that is or can be used to improve the quality of life in a community.

- **Place** (school, church, library, community center)
- Community **service** (health care, education, organization)
- **Business** (jobs, neighborhood services)
- **Person** (neighbor, community leader)
- **Event** (farmers market, festivals, neighborhood party)
- **Infrastructure** (sidewalks, streets, transit, utilities)
- Natural **environment** (trees, water, hills, wildlife)

Community Resources

Trinity Lane

Local businesses

Interstate access

Lock One Park

Hartman Park

Schools

College

Churches

Cumberland River

Pages Branch

Whites Creek

Neighborhoods

Engaged community

Community garden

Jobs

Transit

View of downtown

Proximity to downtown
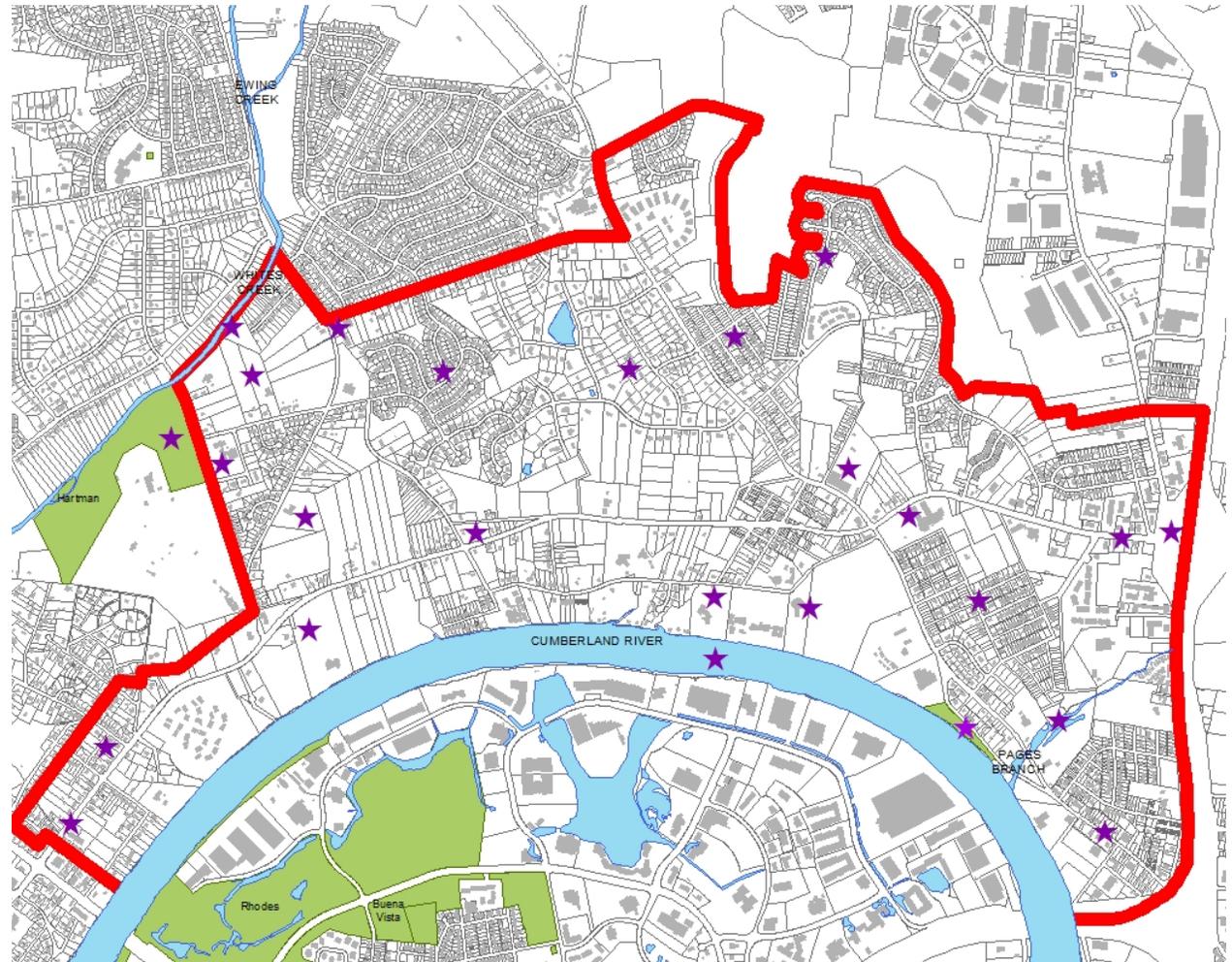
Policy Application

- Lower intensity by comparison
- Broad application to large areas
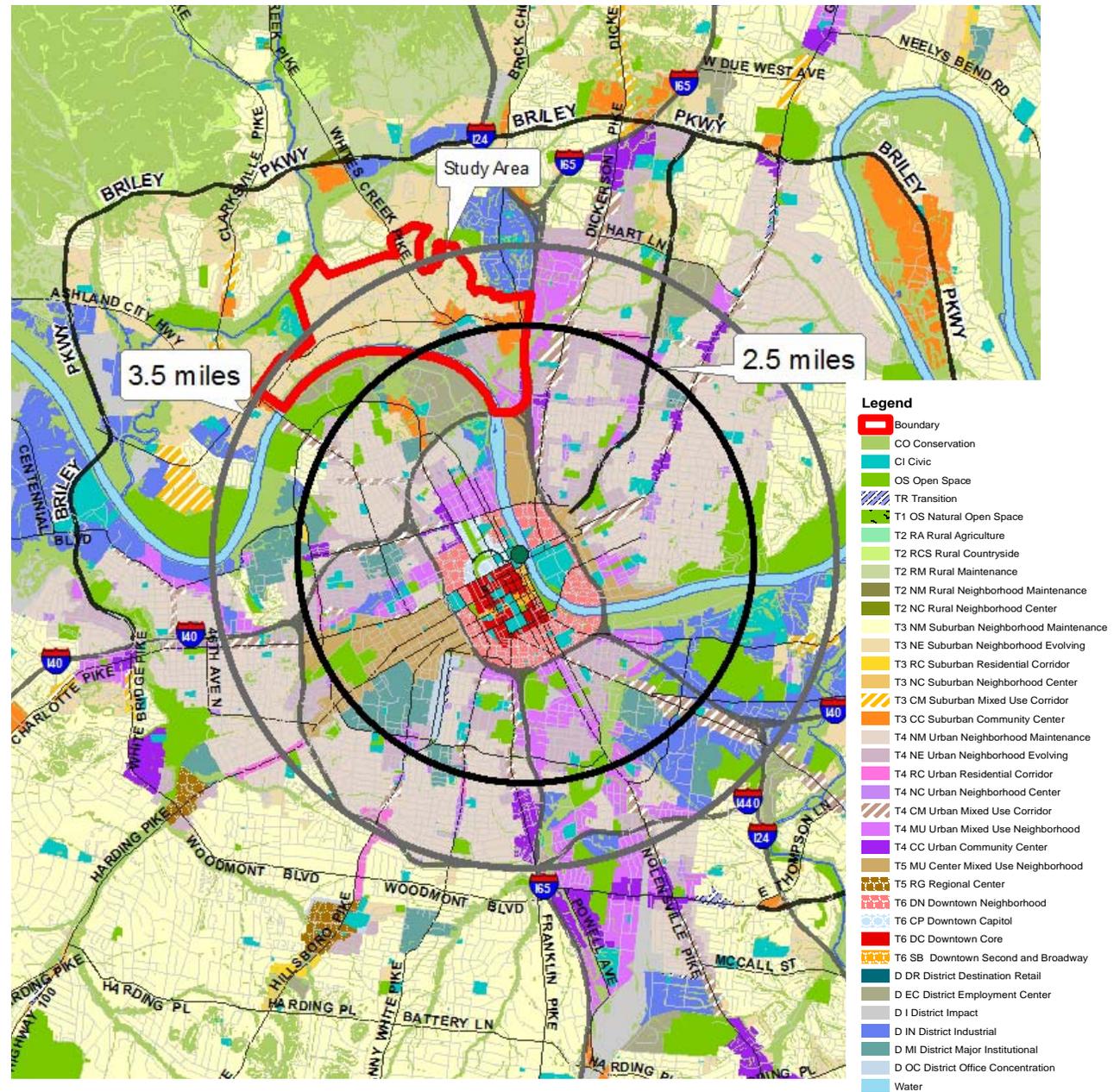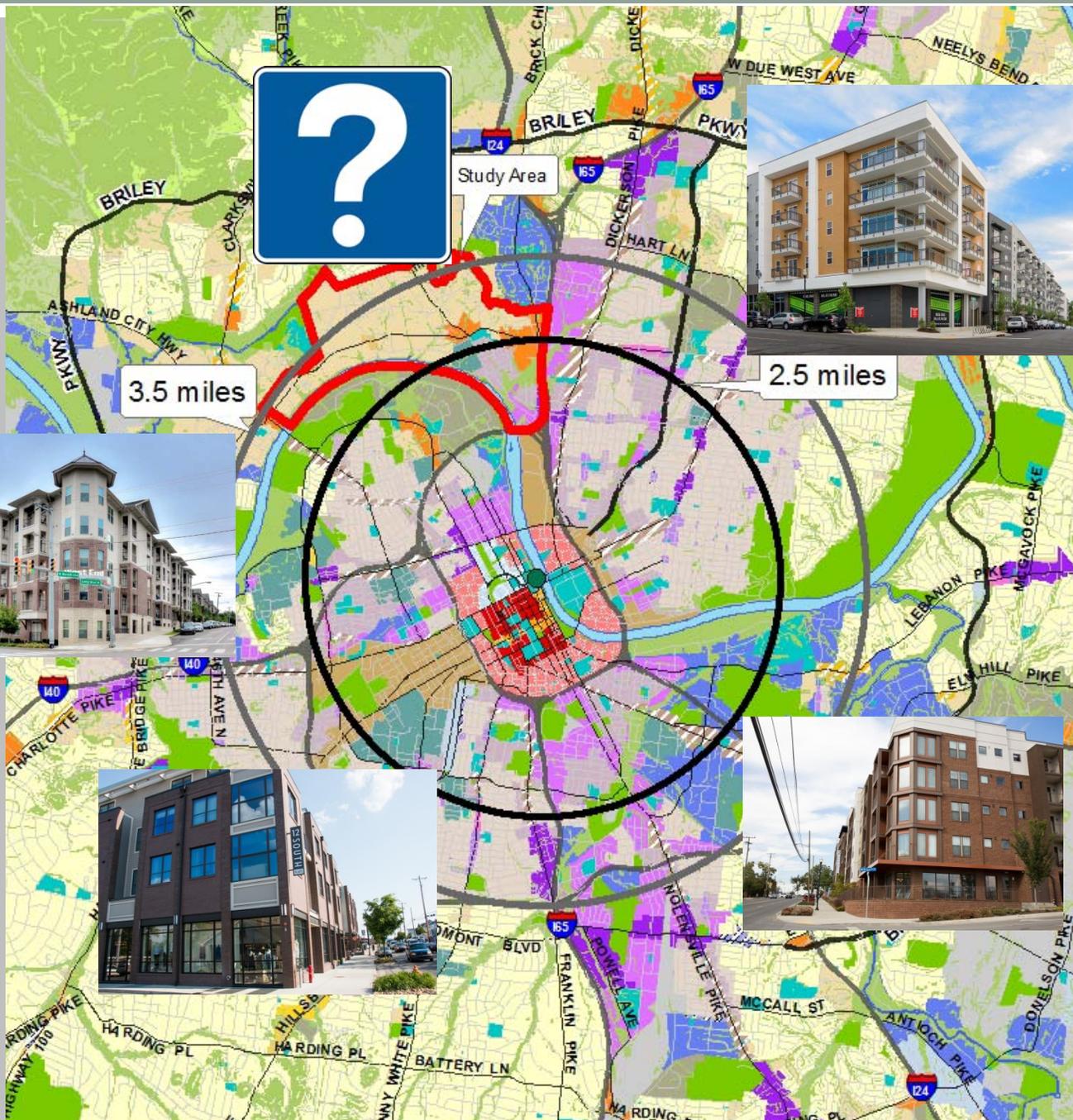
Visioning Exercises

Ground Rules

- Cell phones silenced

- Keep an open mind to other ideas or people

- Respect everyone's time

- Stay on topic/schedule

- All ideas are good

- Everyone participates, no one person dominates

- No one has all the answers

- Have fun!

Exercise 1 – Inventory of Community Resources

Identify existing community resources that should be preserved or enhanced. Identify missing community resources.

Identify areas for connectivity in the study area.

The results of this exercise tell us if there are areas that require additional attention or guidance beyond land use policy.

Exercise 2 – Growth, Change, and Maintenance

Identify areas on the map that should change, grow, or be maintained.

The results of this exercise tell us if the current policies should remain or be considered for an amendment.

Exercise 3 – Future Form & Character

Building on the results of Exercise 2, identify appropriate land uses and building types in areas the group identified to direct growth and change.

The results of this exercise give us insight into which policies should be considered if an amendment is appropriate.

Table Presentations

Lot & Development Pattern

- Urban lot pattern

- Surrounded by rural and suburban lot pattern

- Suburban development form

- Unconstructed right-of-way