

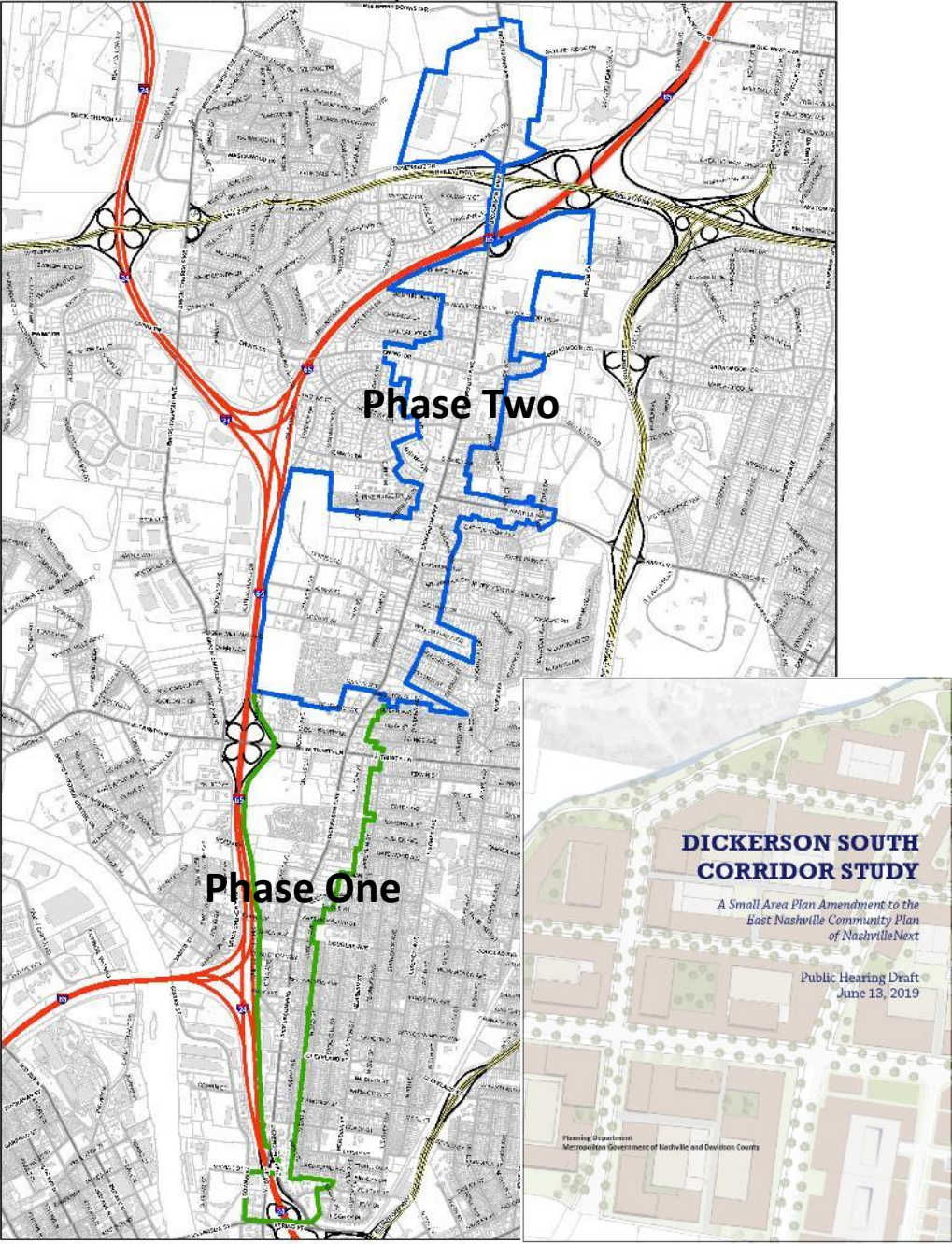


Dickerson North Corridor Study



Metro Nashville
Planning Department

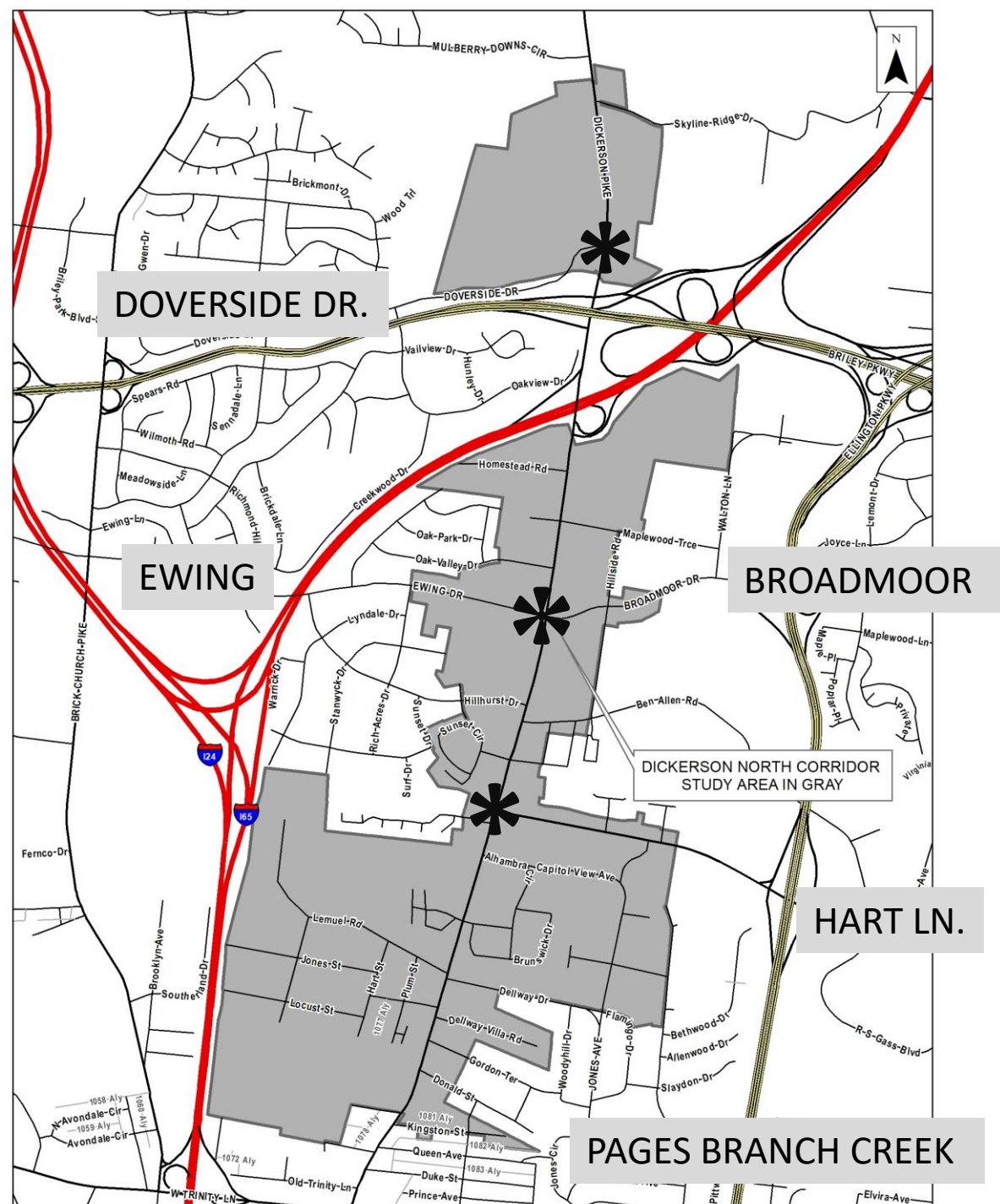
DickersonNorthStudy.nashville.gov



Two Phase Planning Effort

- Divided Dickerson Pike into two phases
- Phase One was Dickerson South Corridor Plan
- Spring Street to Pages Branch
- Adopted by the Planning Commission in June 2019

STUDY AREA
BOUNDARY







PROJECT TIMELINE

RESEARCH

Nov - Jan

Define study area
Analyze study area
Build public process
Form Steering Committee

VISIONING

Jan

Kickoff workshop
Identify issues, needs, and outlines of a vision for the corridor

TESTING IDEAS

Mar - Jun

Online Survey
Develop Recommendations
Evaluate Recommendations

DRAFT & FINAL PLAN

Jul - Aug

Draft plan
Public review
Consult Steering Committee

IMPLEMENTATION

Sept

Plan Revisions
Plan Adoption 9/24



we are here!

Steering Committee

(neighborhood representatives, businesses, institutions, and property owners)

Kelsey Oesmann

Ramona Gholston

Seth Crawford

George Acklin

Brian Vance

Jarratt Bell

Julie Stadler

Larry Garris

Joshua Haston

Sheila Dorse

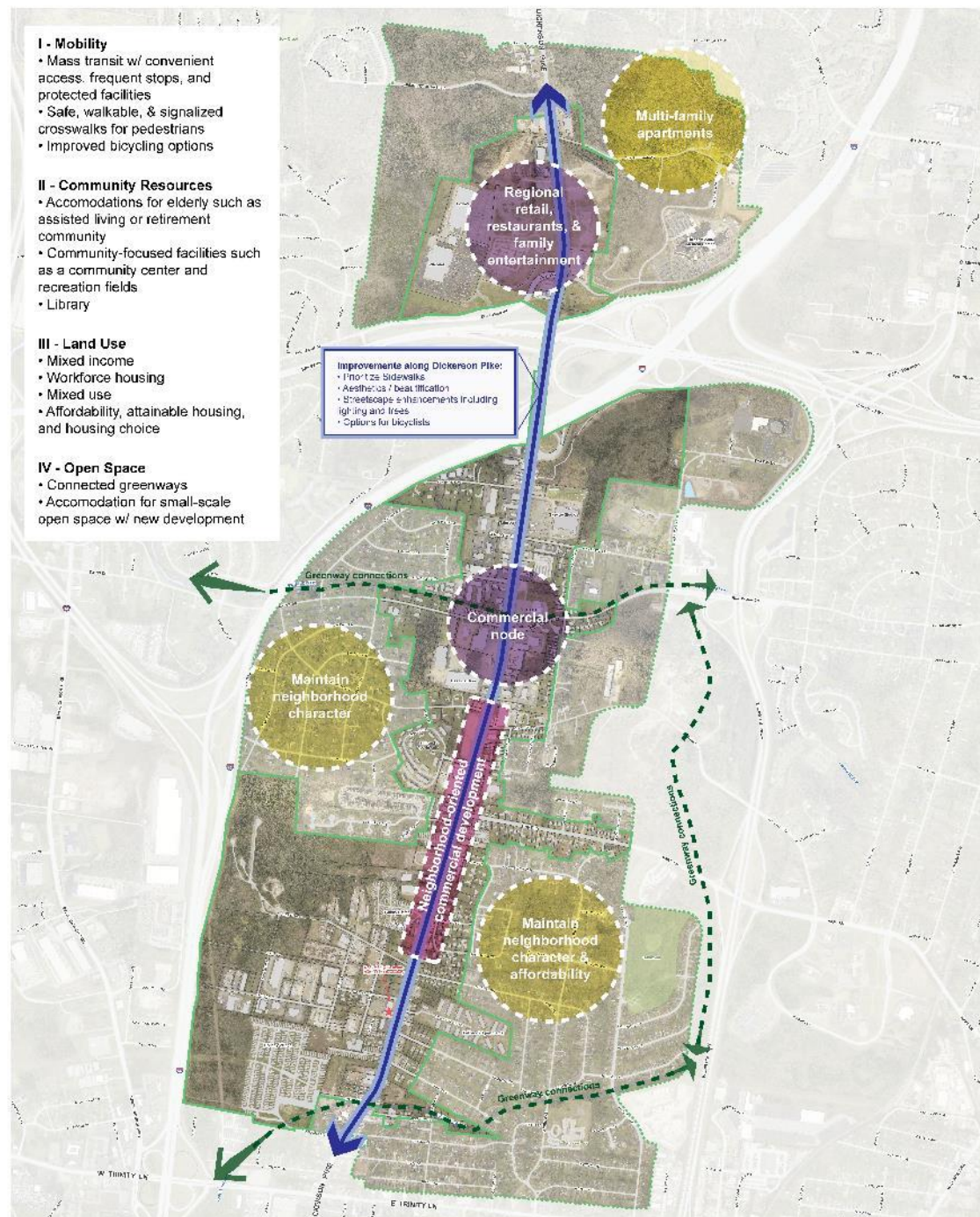
Connie Hughes

Scott & Jessica Revey

Raquel & Moises Rodriguez



Vision Concept Map with Common Themes

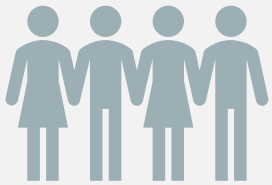


JANUARY KICKOFF MEETING



Quality Transit System
Affordable Housing Options
Small Business Community
Higher Density Urban Streets
Family-Friendly Destination Park
Safer Streets with Sidewalks
Community Center
Access to Healthy Foods
Greenways along Creeks
More Diverse Retail Options
New Mobility Options for Dickerson

BUILDINGS & INFRASTRUCTURE SURVEY



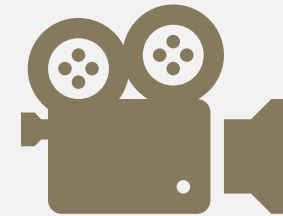
272 people took part in the survey



Survey took an average of less than **10** minutes to complete



82% of respondents completed the entire survey



284 unique viewers watched the Kickoff Summary Video



[The Dickerson North Study page](#) has received **1,052** views since January 2020

PUBLIC DRAFT REVIEW 8/17-9/7

Virtual:

Short YouTube videos, virtual meetings, virtual open house, brief survey

Hard copy:

Notices, flyers, paper copies of draft available

Planning Commission:

Tentatively 9/24

400+ total participants

Dickerson North Corridor Study

**Draft Plan is now available to view,
and we want your input!**

Metro Planning is hosting several virtual events to answer questions and gather comments on the draft plan. These events include virtual meetings to provide an overview of the plan, a virtual drop-in open house, short videos on specific topics including mobility, land use, and beautification, and an online survey.

The schedule of events is below, and information for accessing the draft documents and virtual meetings is online at <http://dickersonnorthstudy.nashville.gov/>

Paper copies are available, please contact Anna Grider.

Virtual Public Meetings

Staff will provide an overview of the draft plan. Q&A will be available. Pick one time:

Thursday, 8/20
5:30 - 7:30 pm

Tuesday, 8/25
12:00 - 2:00 pm

Virtual Open House

Drop-in to speak with planning staff anytime during the hours listed:

Tuesday, 9/1
10:00 am - 4:00pm

Planning Commission

Public hearing for the adoption of the Plan.

Thursday, 9/24
4:00 pm



For more info: visit

<http://dickersonnorthstudy.nashville.gov/>

or contact Anna Grider,

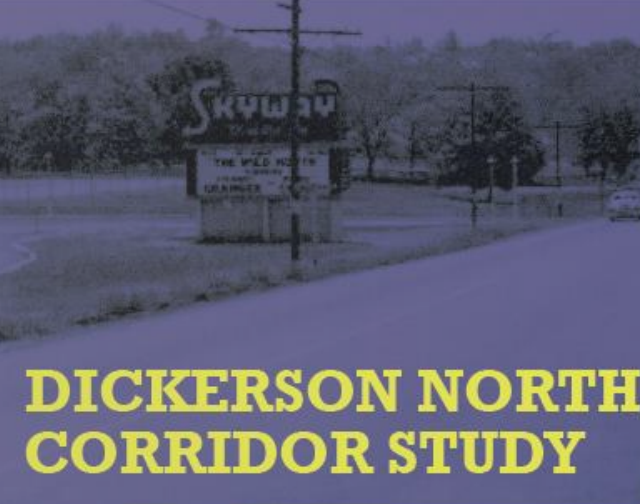
615-862-7199

anna.grider@nashville.gov



For ADA Inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov

For Title VI Inquiries, contact Melody Fowler-Green, executive director of Human Relations: (615) 880-3374.



DICKERSON NORTH CORRIDOR STUDY



METRO NASHVILLE
PLANNING DEPARTMENT

A Small Area Plan Amendment to the
East Nashville & Parkwood Union Hill
Community Plans of NashvilleNext

MPC Draft
September 24, 2020



DICKERSON NORTH CORRIDOR STUDY

Table of Contents

PART 1: THE SETTING	1
Study Area	1
Study Process	2
Study Background	4
PART 2: THE PLAN	6
Community Vision & Goals	7
Community Character Policy	10
Conceptual Framework	12
Supplemental Policy	14
Character Area Guidance	15
Mobility Plan	34
Housing Affordability	44
Beautification	48
PART 3: IMPLEMENTATION	50
Community Plan	50
Major & Collector Street Plan	50
WalknBike and nMotion	50
Plan-to-Play	51
Implementation Opportunities	51
Implementation Table	55
APPENDICES	56
A – Community Assessment	
B – Community Engagement Reports	
Kickoff Summary Report	
Buildings & Infrastructure Survey	
Draft Plan Review Report	
Steering Committee Report	

What is a Small Area Plan?

The Dickerson North Corridor Study is a small area plan produced by the Metropolitan (Metro) Planning Department. Small area plans illustrate the vision for corridors and neighborhoods within Nashville's 14 community planning areas. On a parcel-by-parcel basis, these plans steer the appropriate land use, development character, and design intent guided by goals established by community stakeholders. Like other forms of small area plans, corridor studies are developed through a participatory process that involves Planning Department staff working with stakeholders to establish a clear vision and provide detailed information and solutions to guide the future physical and regulatory characteristics for particular corridors of the city.

Small area plans are commonly used by the community, staff, the Planning Commission, and Metro Council members as a starting point for discussing public and private investment in a designated area, including proposed zone changes, subdivisions, and public infrastructure investments. Once adopted, the small area plan serves as the primary guide for the corridors and neighborhood's future development.

The plan product most important to neighbors and business owners interested in redevelopment is the character area guidance that serves as a supplemental policy within the overall community plan for the area. Tailored to meet the needs of each individual area studied, the character areas provide detailed guidance on the vision for zoning and design.

Design scenarios are included to illustrate how development consistent with the supplemental policy might occur. This helps the surrounding neighborhoods consider how the land uses could be distributed along the corridor and what development could look like.

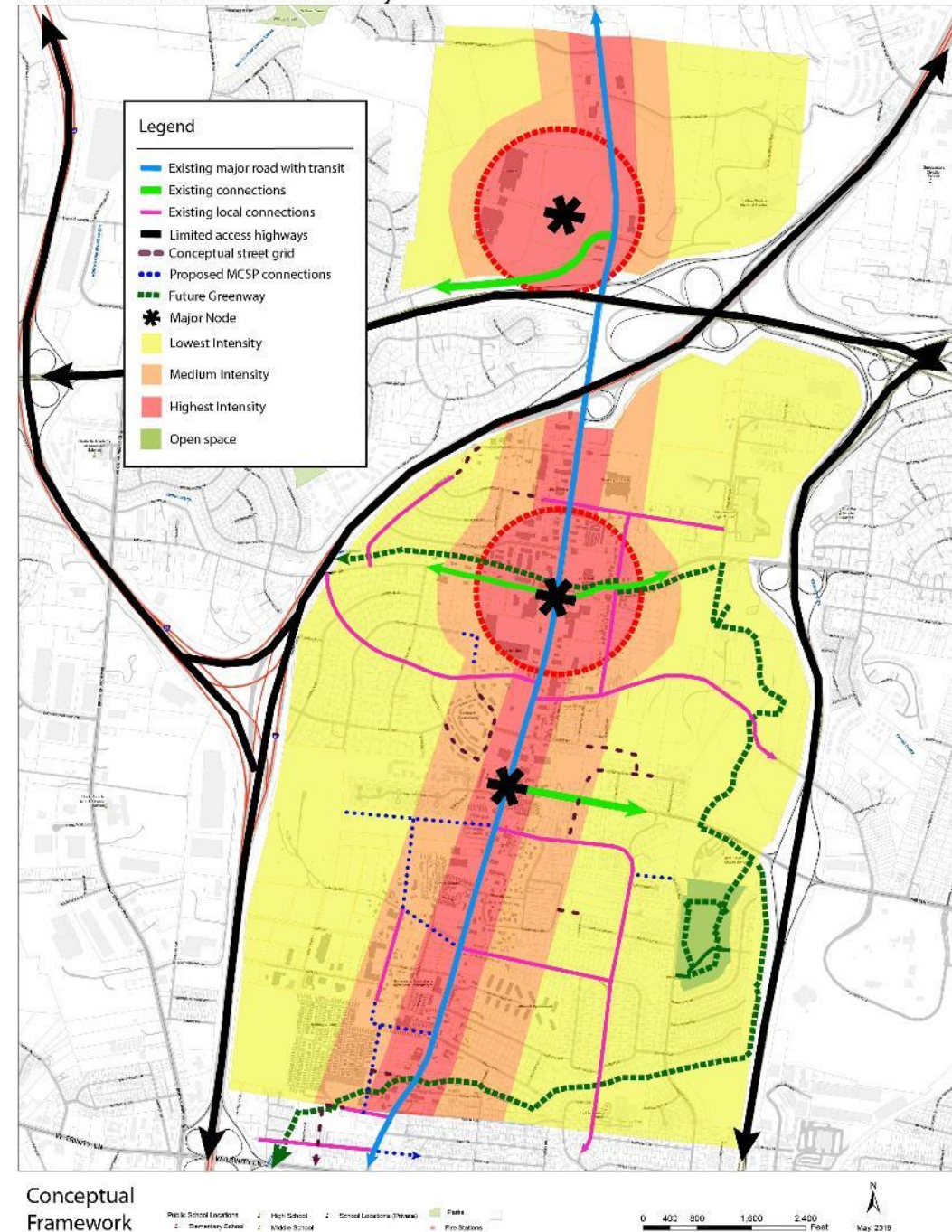
For the most current information on the Community Character Manual and the Community Plans:

<https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Character-Manual.aspx>

CONCEPTUAL FRAMEWORK

- Policy framework
- Conceptual street network
- Major transit nodes
- Pages Branch to Ewing Creek Greenway system

Dickerson North Corridor Study



4-PART PLAN



Character Areas & Scenarios



Mobility Plan



Housing Affordability



Beautification

CHARACTER AREAS & DESIGN SCENARIOS

Divide 3 mi. corridor into manageable pieces:

Skyline (North)

Ewing/Broadmoor (Center)

Pages Branch (South)

Describe a vision for future land mix & infrastructure based upon:

Engagement & feedback

Iterative, place-based design

Phasing & implementation



SKYLINE DESIGN SCENARIO



design through engagement

- ✓ Enhance walkability & prioritize human scale
- ✓ Preserve steep slopes & views
- ✓ Emphasize green space &/or recreational amenity
- ✓ Incorporate family-oriented attractions & daily needs such as fresh food & pharmacy

concept design for a transit oriented regional center



A more pedestrian friendly scale will encourage active daily use.



Per nMotion, a regional transit center planned near the intersection of Dickerson and Briley will serve as an integral connection point for commuters.



A flexible green space will offer views of downtown and provide a space for family friendly programming.



Mixed-use retail and office space will support the neighborhood and transit hub with daily necessities, such as groceries and pharmacies.

Design Scenario Example Phasing

Phase 1: 0-10 years

Mixed use retail lines the top of the hill in front of existing big box stores, creating a framework for future pedestrian scale development.



Phase 2: 11-20 years

The Regional Transit Center incentivizes multi-modal circulation as well as mixed-use retail and office space centered on daily needs and activity.



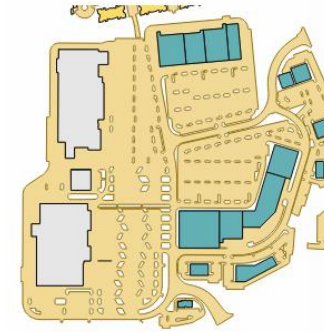
Phase 3: 20+ years

As regional transit becomes more standard, surface parking is replaced by finer grain suburban form.



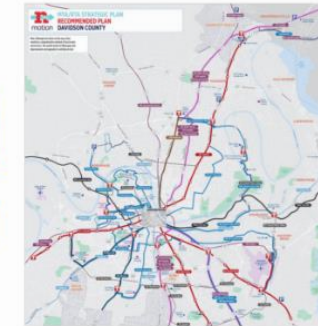
Skyline Design Scenario Breakdown

Plan Integration



existing PUD

The current PUD for the Skyline site proposes an outdated big-box suburban form that would exacerbate rather than improve issues of scale and circulation. However the approved entitlements could be rearranged spatially on the site to support the intentions of this design scenario and contribute to an improved experience.



nMotion: BRT hub

nMotion projects that as Nashville's population increases and development continues to expand along the Dickerson Corridor a regional BRT hub will be needed near the intersection of Dickerson Pike, Briley Parkway, and I-65 to serve daily commuters and relieve traffic congestion.



Plan to Play: Skyline Park

As suburban and rural form of Dickerson North transitions to a more dense, urban environment, park land will need to be obtained in order to meet Plan to Play's level of service goals. The Skyline Park site is ideal because of its views and topography that would be prohibitive to development.

transit hub precedents

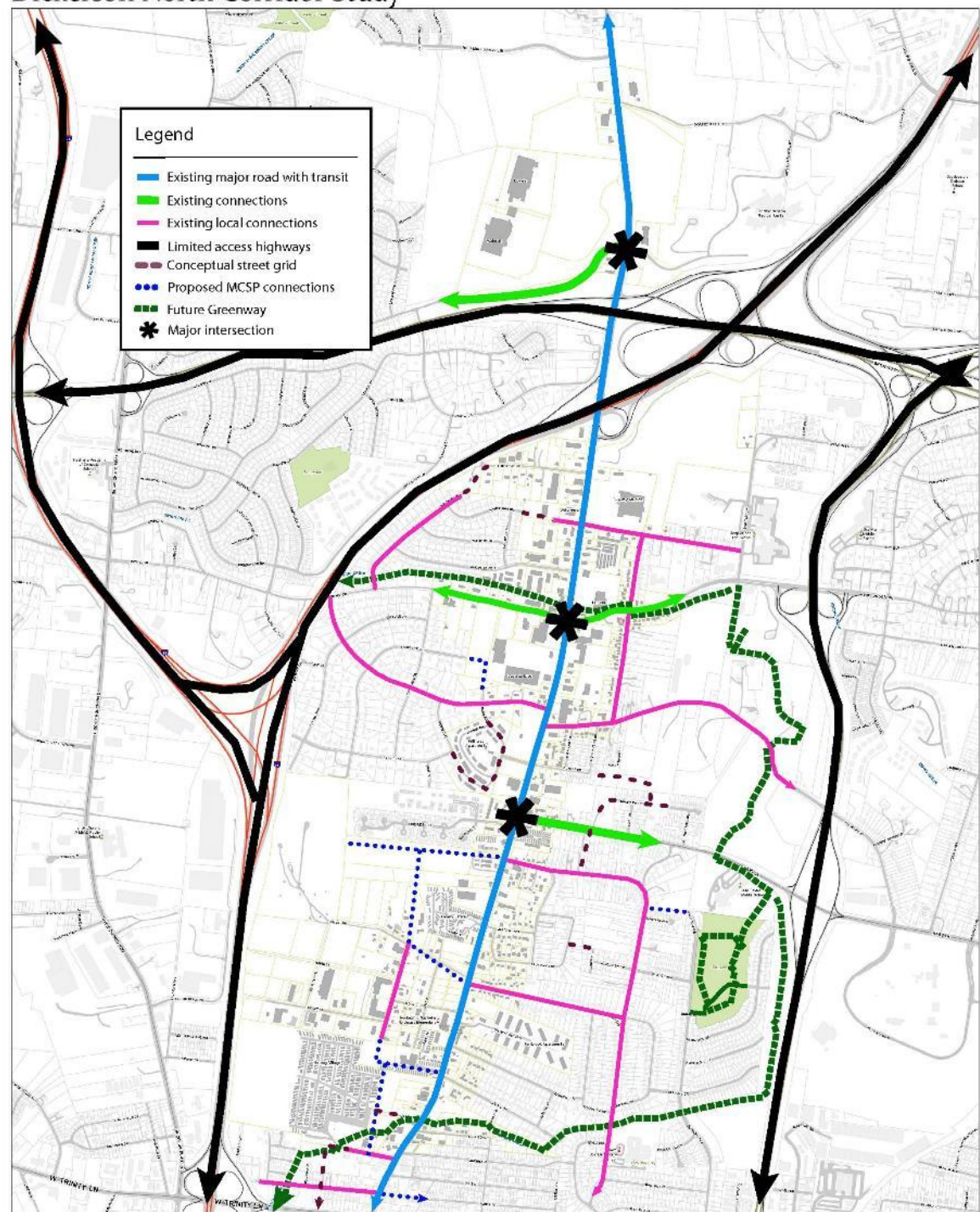


North Nashville Transit Hub

In the spring of 2020, weGo Public Transit applied for a Federal BUILD grant to construct a transit hub for historic North Nashville, near Fisk University and TSU. When completed, this project could serve as a precedent for the regional transit facility envisioned for Skyline in this design

MOBILITY FRAMEWORK

- Multimodal Connections & Enhancements
- Transit Improvements
- Traffic Control & Access Management
- Greenways

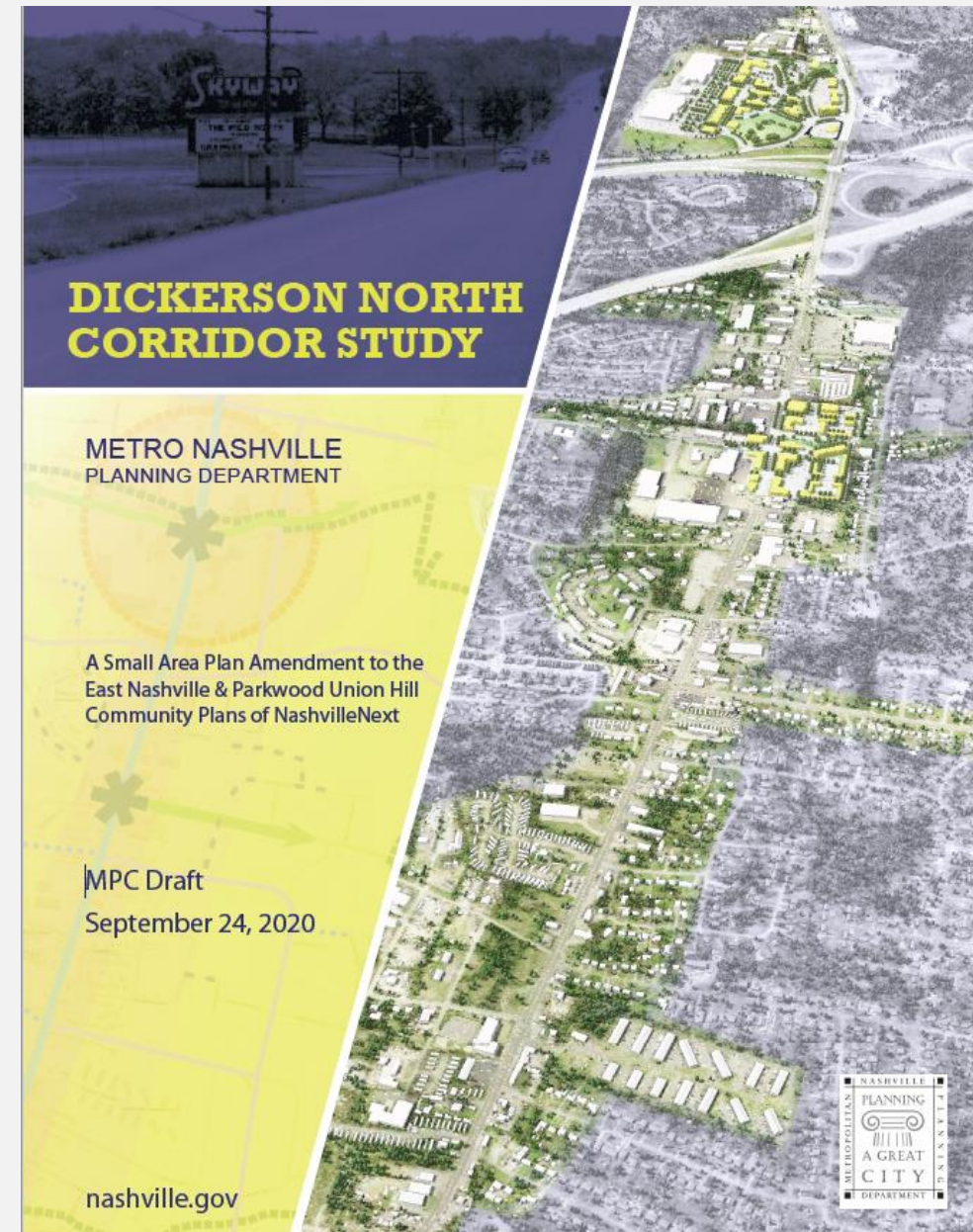


REQUEST: ADOPT DICKERSON NORTH CORRIDOR STUDY

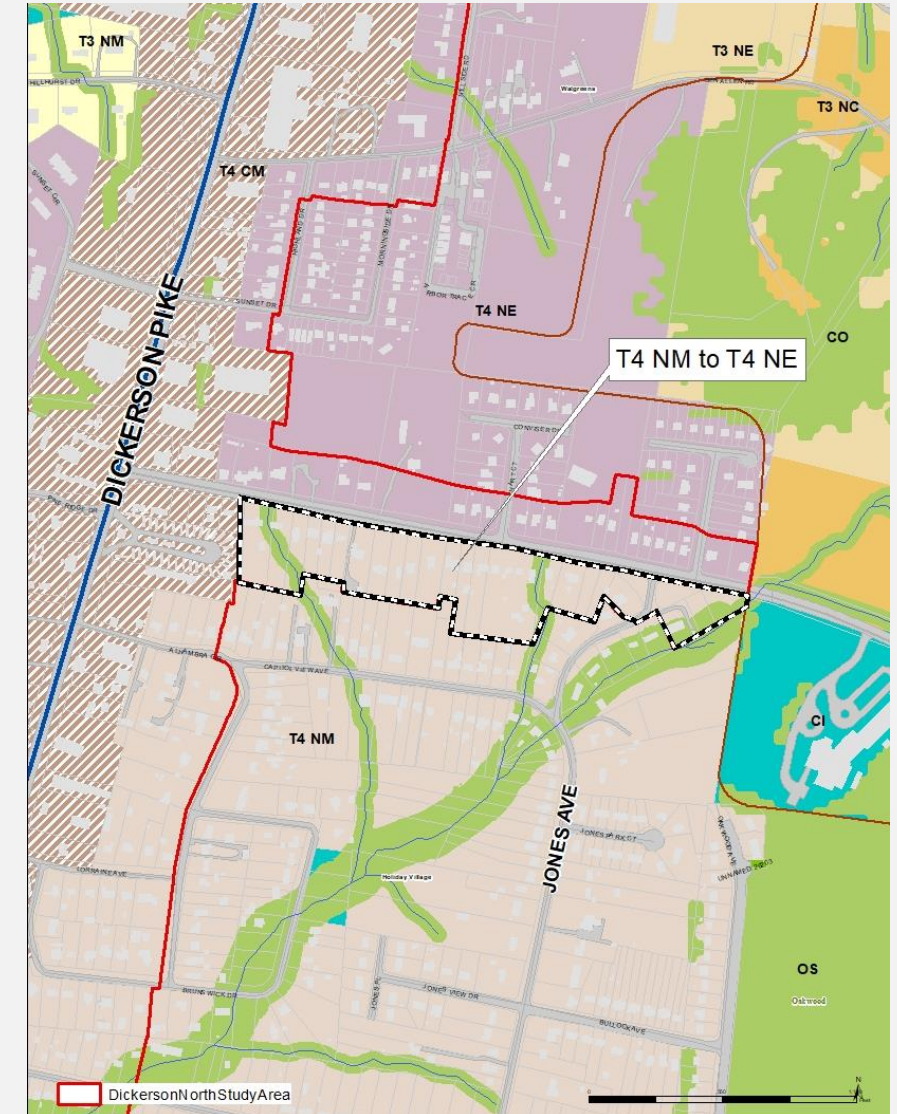
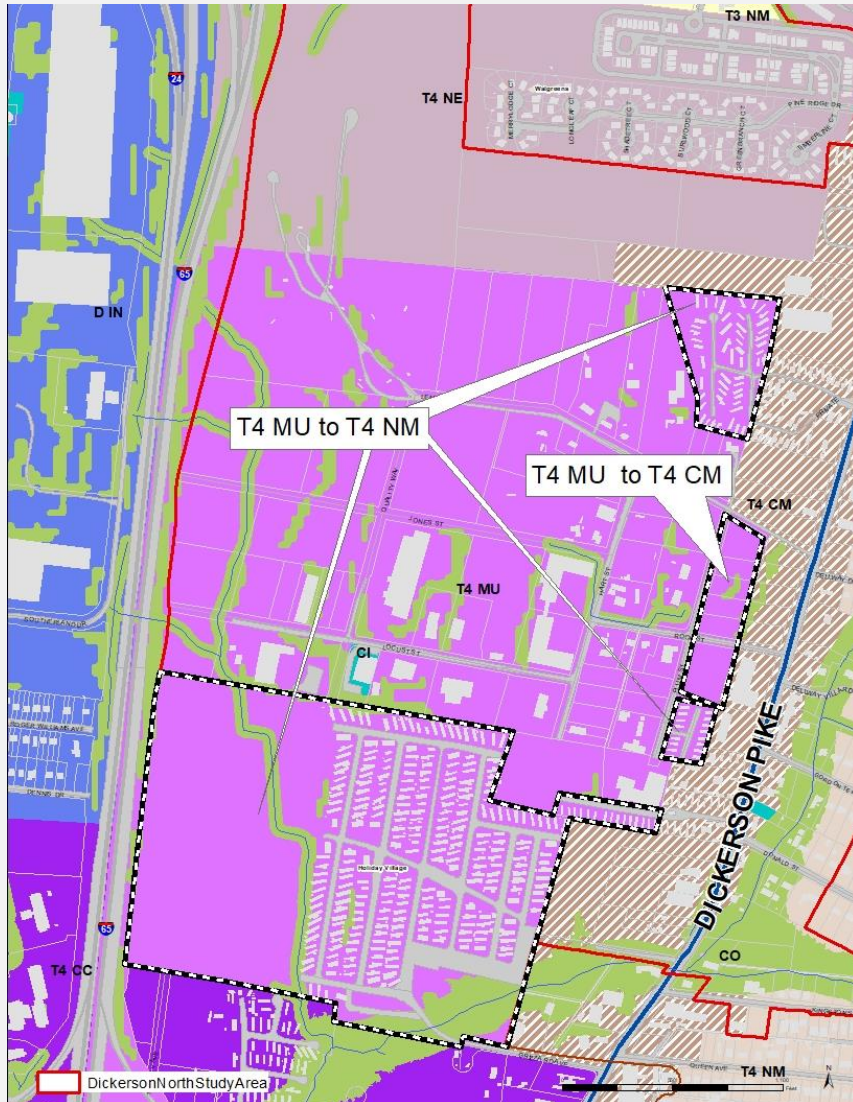
Dickerson North is one of Nashville's major pikes with its own unique character shaped by history. The corridor is shared by neighborhoods that are home to a wide diversity of people, incomes, and housing.

The Dickerson North community welcomes growth and development primarily along Dickerson Pike and will strive to keep the diversity and character that knits us together.

Dickerson North and the surrounding neighborhoods will develop in a manner that prioritizes safety along public streets and spaces, is a welcoming place for people using different means of transportation, enhances our regional assets, and establishes thriving neighborhood centers and local services along the corridor, to serve existing and new residents.

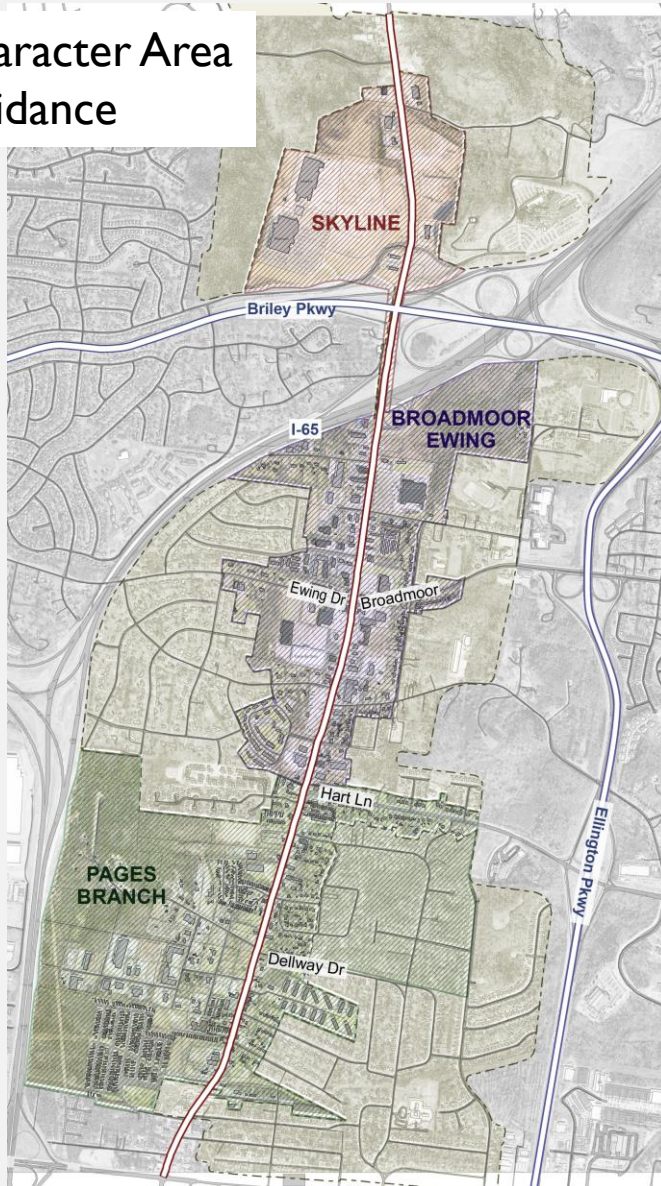


REQUEST: AMEND COMMUNITY CHARACTER POLICY

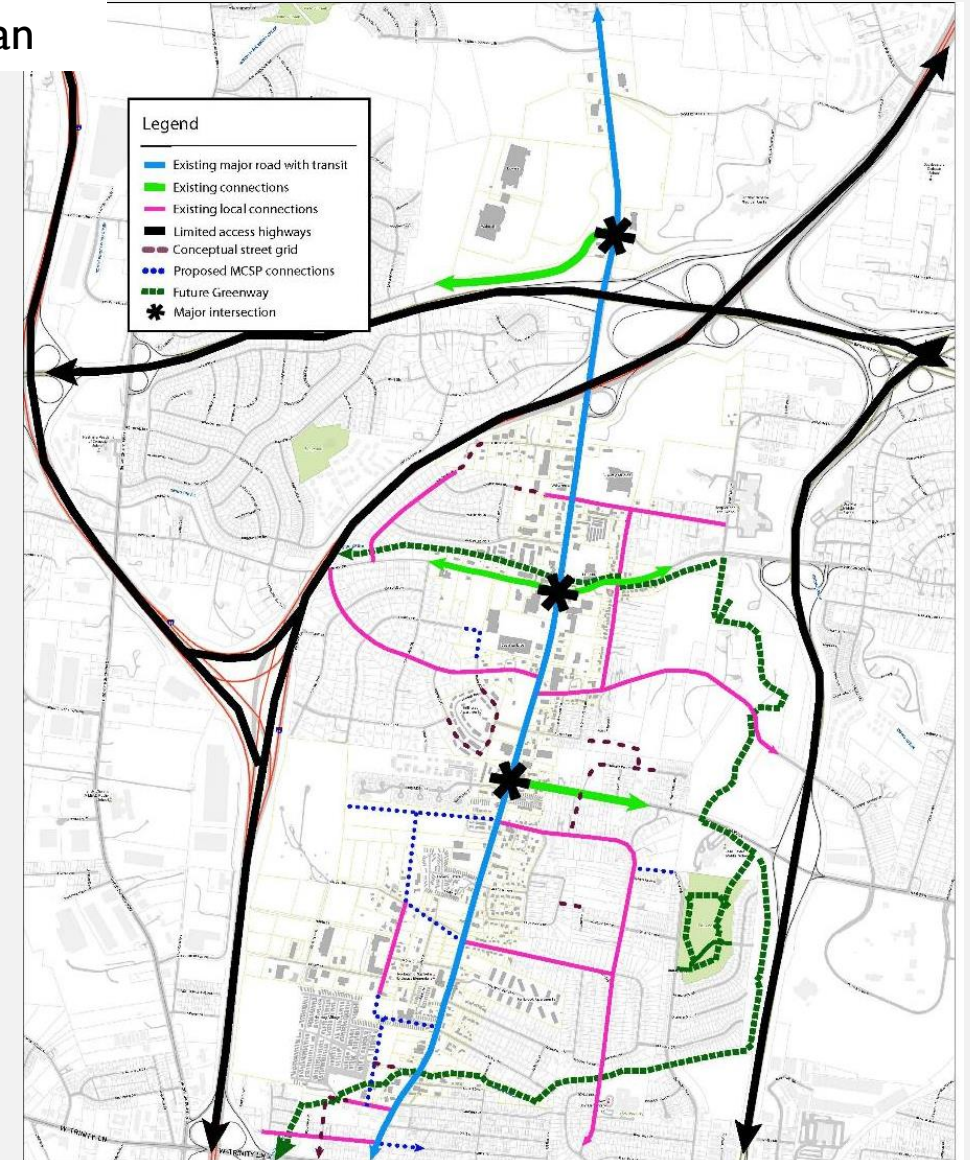


REQUEST: ADOPT SUPPLEMENTAL POLICY

Character Area Guidance



Mobility Plan

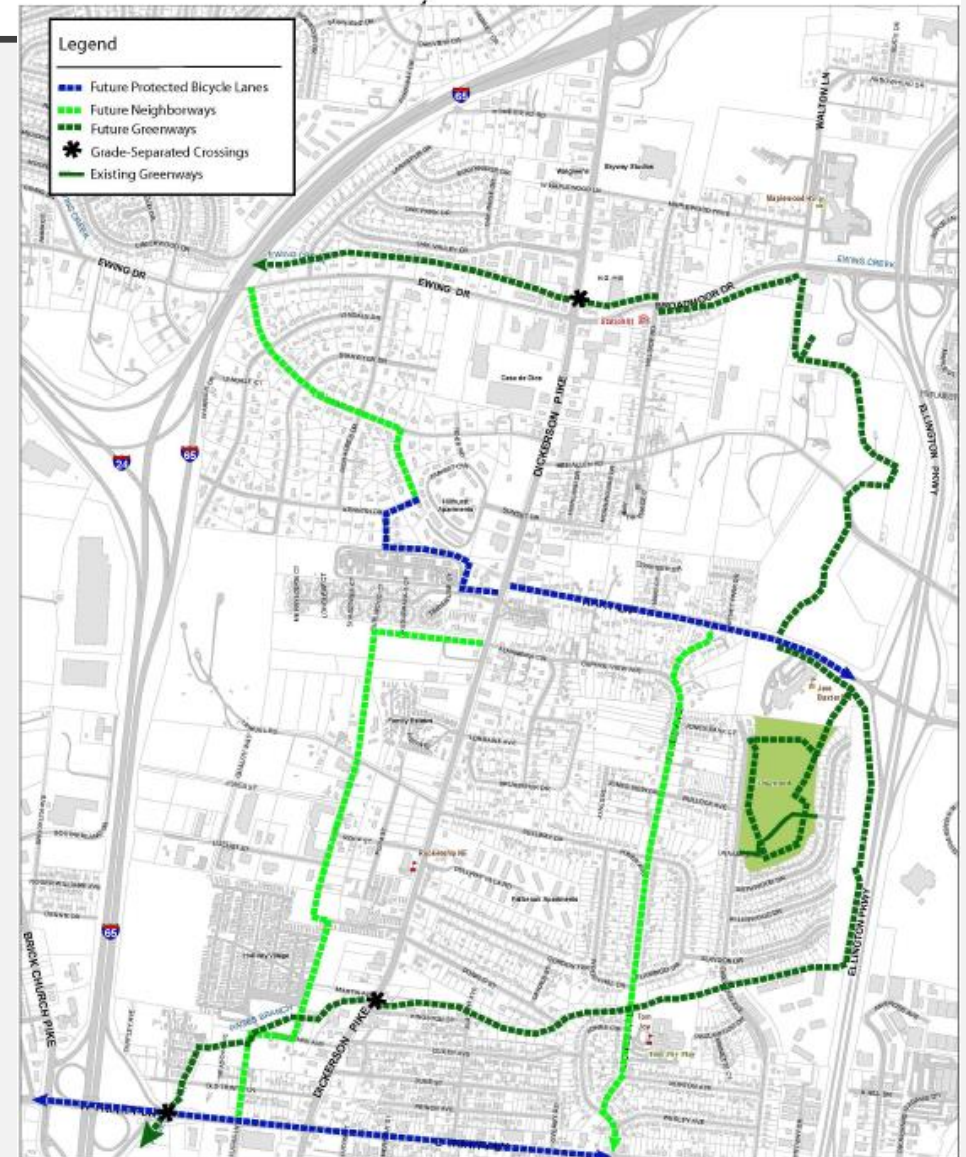


REQUEST: AMEND MAJOR & COLLECTOR STREET PLAN

Pages Branch & Ewing Creek Greenway guidance

Bike connectivity guidance east and west of Dickerson Pike

Include with *WalknBike Plan* update



IMPLEMENTATION

SHORT TERM 0-5 YEARS

- Regular corridor and creek cleanups, and code violation reporting
- Formation of a Business Improvement District (BID)
- Undertake tactical urbanism project(s)
- Strategic Capital Projects
 - Apply for a speed limit reduction to 35mph for Dickerson Pike
 - Carry out a study of pedestrian & beautification improvements at Ewing-Broadmoor for incorporation into the CIB
 - Perform a study of potential sites and funding sources for the transit center at Skyline in coordination with the property owner

IMPLEMENTATION LONG-TERM 5+ YEARS

- Implementation of adopted Overlays – Corridor Design Overlay (CDO), Urban Zoning Overlay (UZO), Transit Oriented Redevelopment District (TORD)
- Ensure priority infrastructure needs are in the Capital Improvements Budget
- Strategic Capital Projects:
 - Realignment of intersections
 - Construction of transit center at Skyline
 - Greenway construction
 - Daylighting of Ewing Creek

How small area plans are evolving

- Implementation
- New public engagement strategies
- Phasing of design scenarios
- Policy and affordability