



Kickoff
January 30, 2020

Dickerson North Corridor Study



Metro Nashville
Planning Department

DickersonNorthStudy.nashville.gov

Welcome and Introductions

- Councilmembers
- Planning Department Staff
- Information Tables
- Steering Committee Members



Steering Committee

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

Kelsey Oesmann

Ramona Gholston

Seth Crawford

Brian Vance

Jarrett Bell

Julie Stadler

Jermaine Gassaway

Larry Garris

Joshua Haston

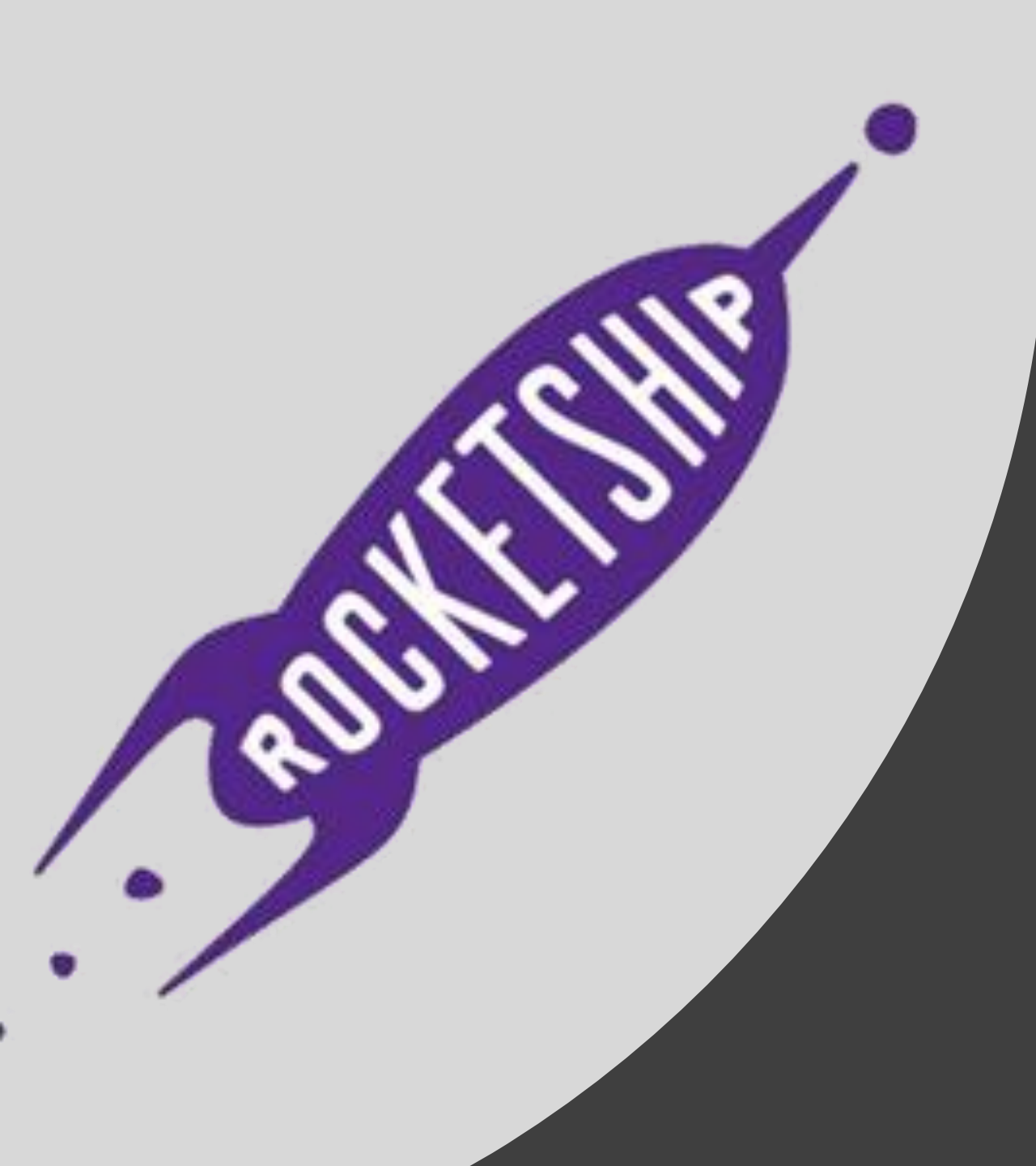
Connie Hughes

Wesley McClurg

Scott & Jessica Revey

Rev. Josue Rodriguez





A special
thanks to!!


Agenda!



Project Introduction	6:10pm
Food for Thought	6:20pm
Hands-on Workshop	6:30pm
Report Back	7:20pm
Next Steps	7:30pm



Project Introduction

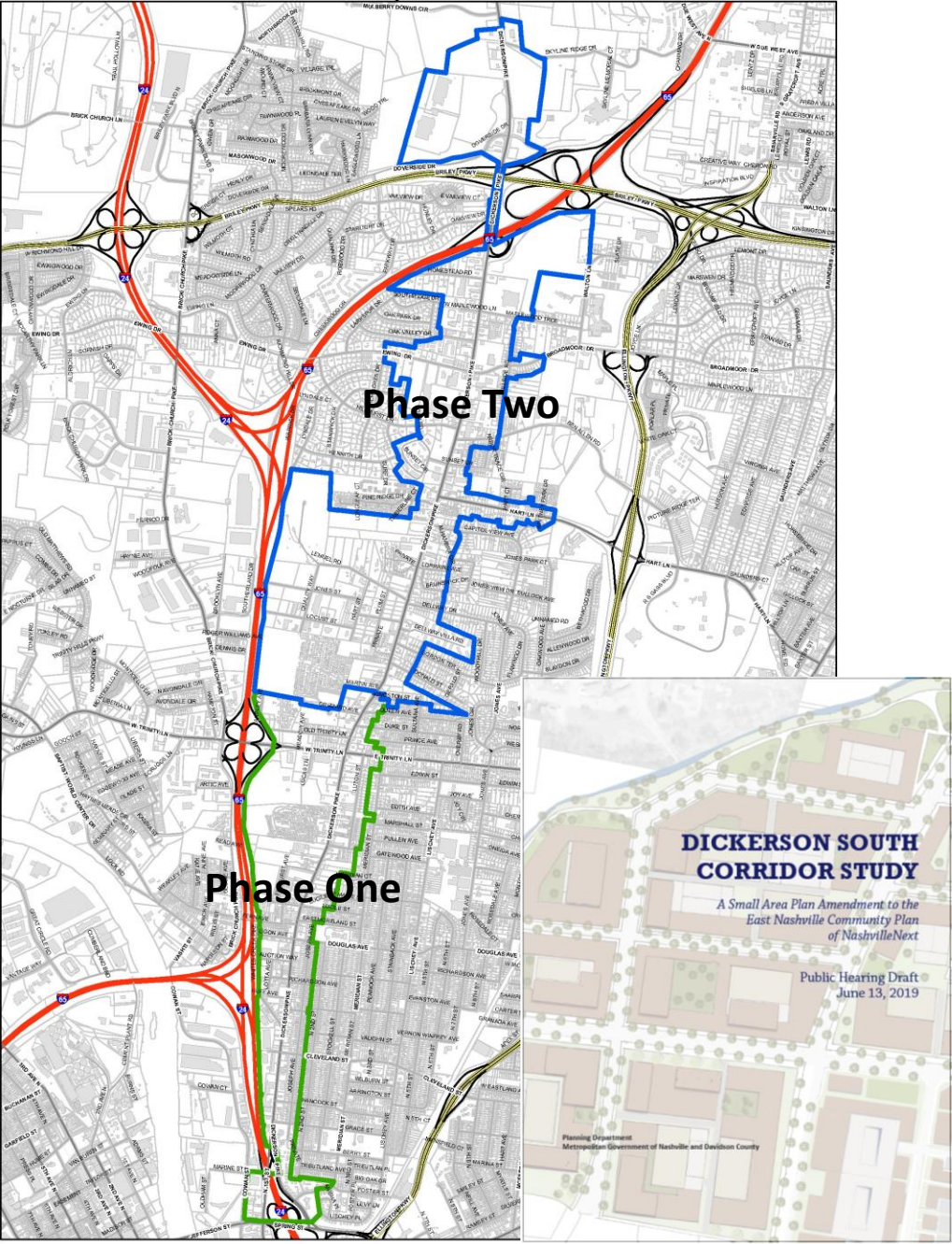


The **Dickerson North Corridor Study** is a **public process** led by the Metro Planning Department with the goal of **creating a long range plan** for Dickerson Pike from Trinity Lane to Skyline.

Tonight's Purpose...

- Begin the creation of a **community vision** that may include neighborhood stability, social engagement, and a blend of incomes and household types
- Include **multi-modal transportation** that considers pedestrians, cyclists, transit riders, and cars
- Identify new opportunities for **mixed-use development**





Two Phase Planning Effort

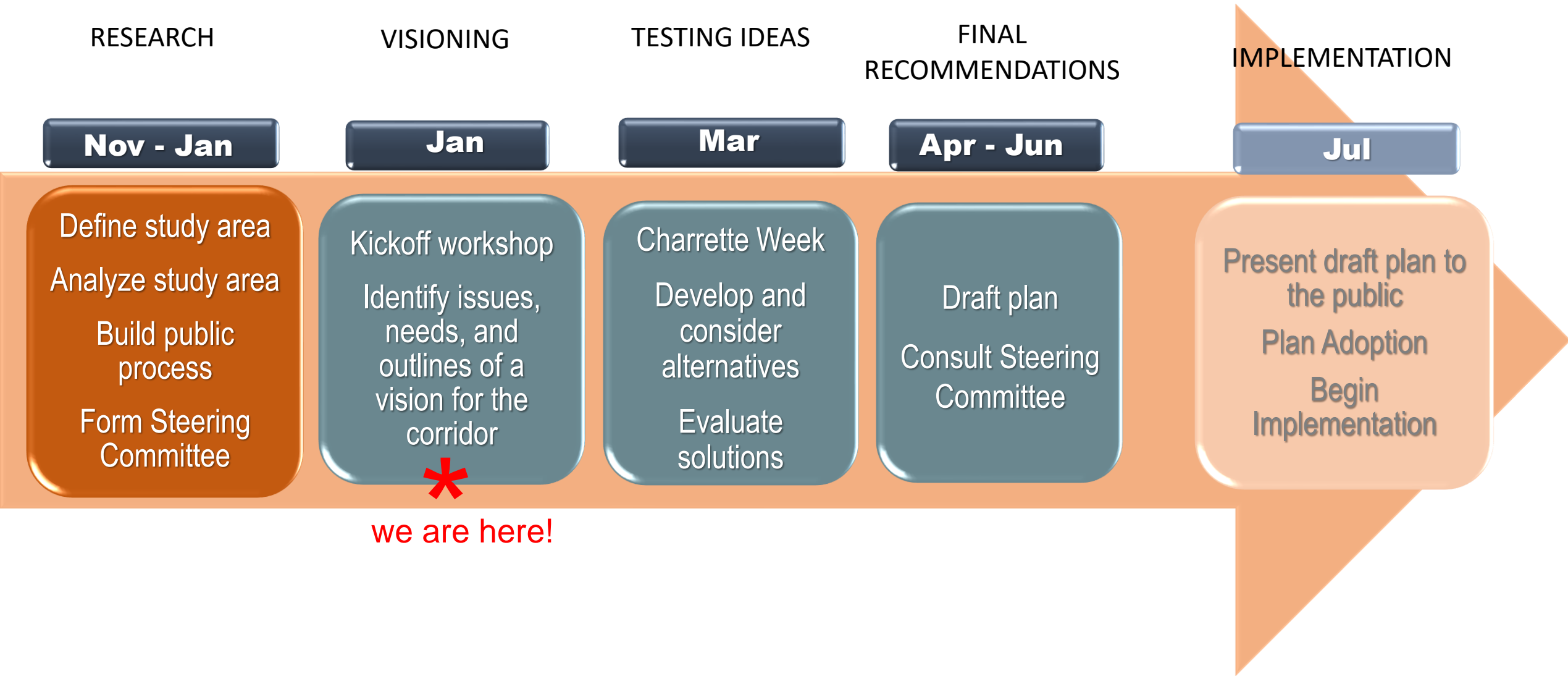
- Divided Dickerson Pike into two phases
- Phase One was Dickerson South Corridor Plan
- Spring Street to Pages Branch
- Adopted by the Planning Commission in June 2019



Study Area & Area of Influence

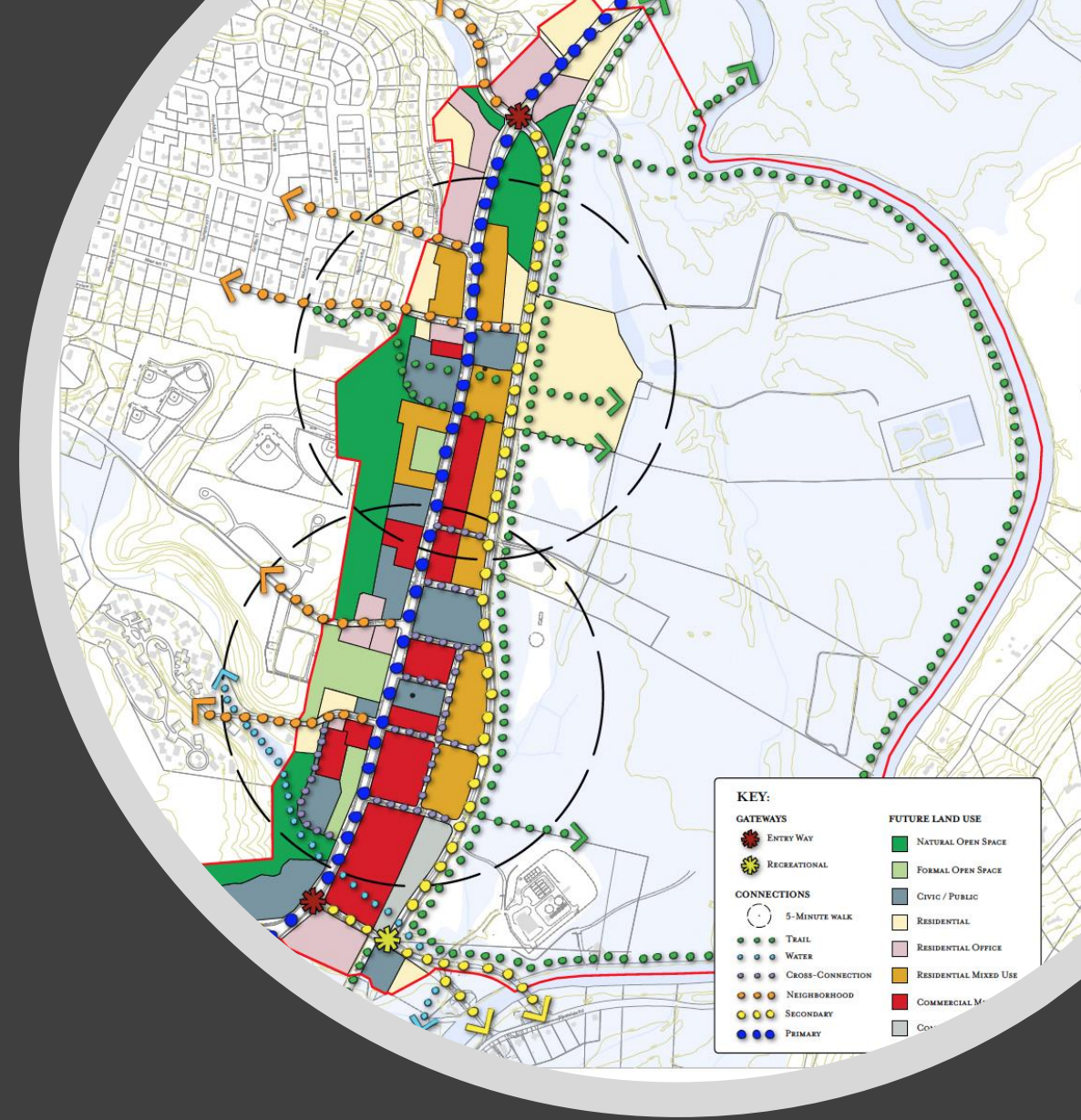
- Pages Branch to Skyline
- Approx. 3 miles and 930 acres
- Study Area in dark gray
- Area of influence in light gray

Project Schedule



Potential Outcomes

- Amendments to the Community Plan(s)
- Recommended changes to Existing Zoning
- Plans for Open Space
- Updates to the Major and Collector Street Plan
- Future Transportation Studies & Projects
- Projects for the Capital Improvements Budget
- Renderings and sketches depicting urban design guidance for the area
- Items requiring further study



Corridor Study in the Community Plan

Allowed in the M1, M2, M3 subdistricts.
Generally, the development standards are as follows:

① Front Setback	5-15 ft.
② Side Setback (min)	0-10 ft.
③ Rear Setback (min)	20 ft.
④ Building Height (max)	M1: 3 stories (low-rise) M2: 6 stories (mid-rise)

All development should look to their immediate context of adjacent and surrounding properties for context appropriate setbacks both within the recommended standards, and with potential deviations from them. The intent is for new development to blend in with the rhythm of the street, block pattern, and building orientation.

Future development patterns may also inform context appropriate setbacks and massing.

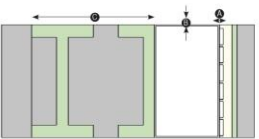
Within M1, only low-rise mixed-use buildings are appropriate.

Additional height may be permitted at the intersection of Primary Boulevards, Secondary Boulevards, and Primary Avenues, as shown in the Mobility Plan (Fig. 14).

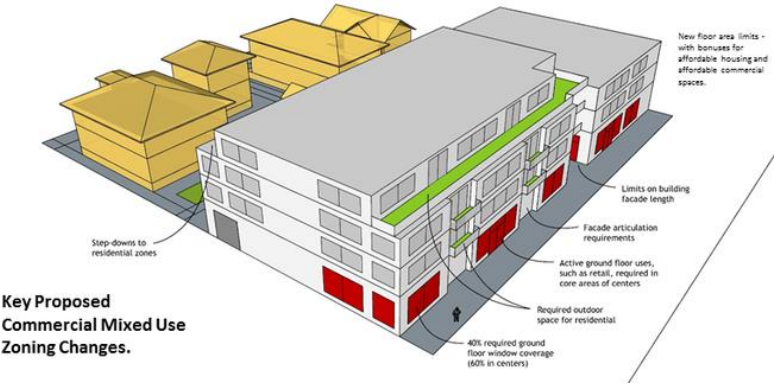
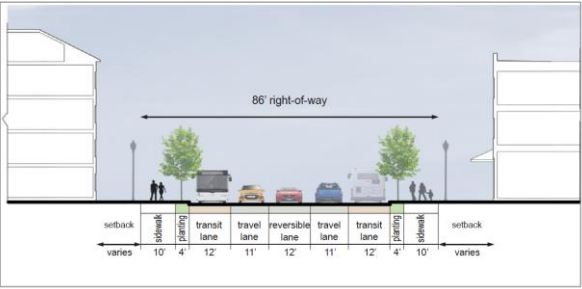
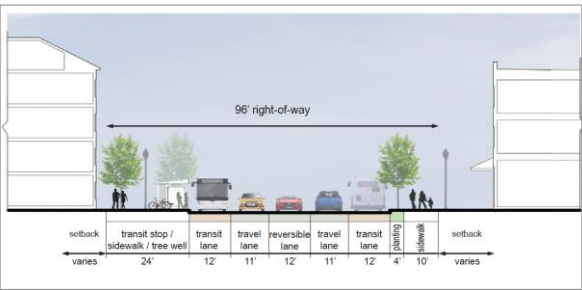
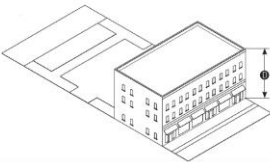
Within M3, mixed-use is only allowed through the adaptive reuse of historic structures (refer to Supplemental Policy Area 05-T4-NM-01).

Mixed-use buildings should provide an active use on the ground floor.

Where alleys are present, rear access shall be required.



Site Plan



Plans Guiding Change on Dickerson Road

Countywide Context:

- **NashvilleNext** – General Plan
 - **Access Nashville 2040** – Street Plan
 - **nMotion** – Transit Plan
 - **WalknBike Nashville** – Pedestrian & Bike Plan

Area Context:

- **East Nashville and Parkwood/Union Hill** – Community Plans

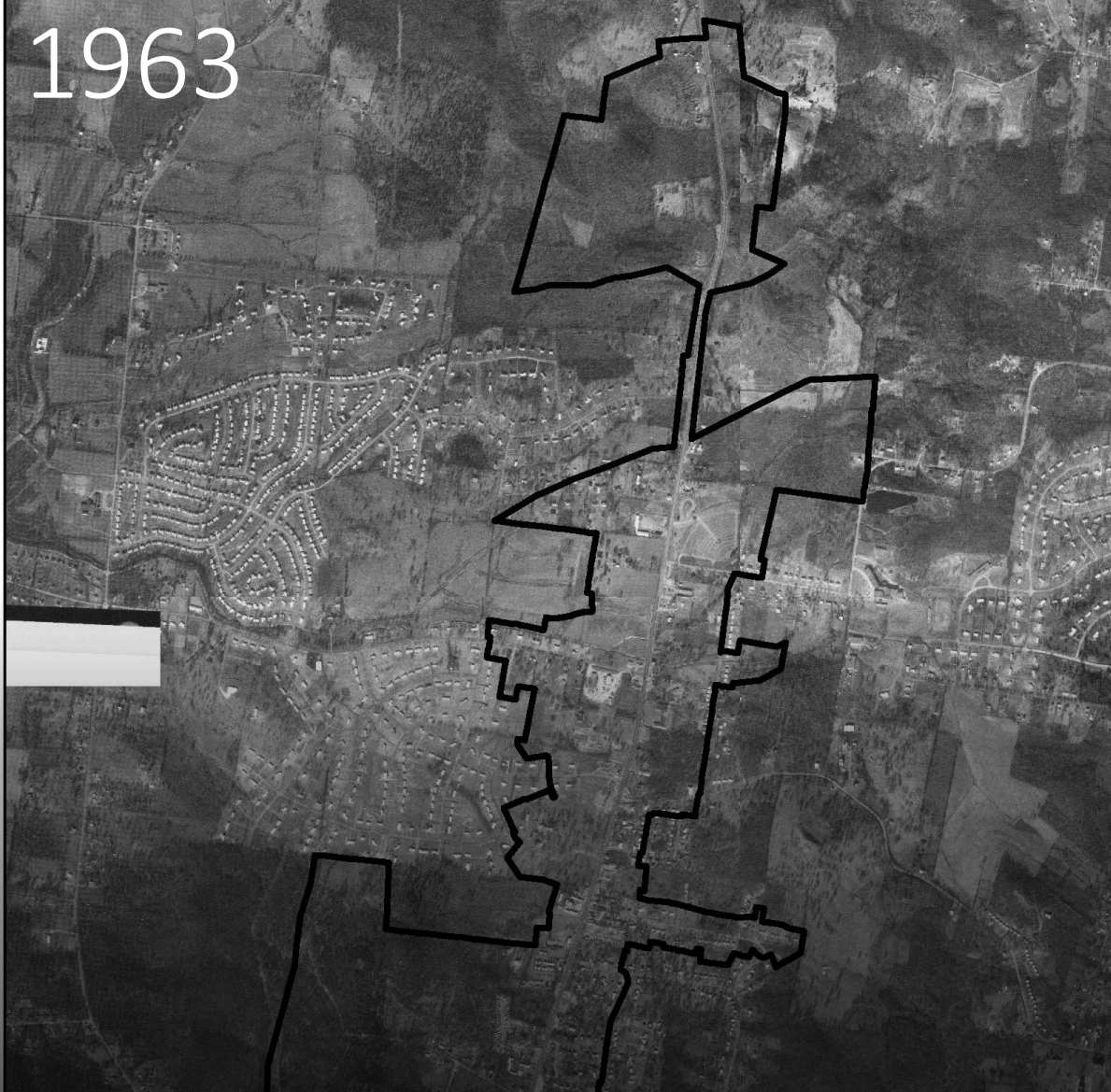




Context

- Main road between Louisville and Nashville prior to the construction of I-65
- Built environment reflects the early development of the Pike during the early automobile age with motor courts and mid-century strip malls
- Increased interest in development along the corridor in recent years
- Indicators point to future housing affordability challenges
- What should that development be? What should the corridor look like? How should it function? How does it connect with the surrounding neighborhoods?

1963



2019



What will this area look like in 2040?

**DICKERSON NORTH
CORRIDOR STUDY**
Community Assessment Report

December 2019
Planning Department
Metropolitan Government of Nashville and
Davidson County



Community Assessment Report Highlights

- Land uses are mostly commercial, residential, and light industrial
- Lack of sidewalks and crosswalks
- Speed limit 40mph
- Residents are twice as likely to live without a car and more likely to carpool or take public transit compared to the County
- Adjacent residential areas provide a higher percentage of affordable housing compared to the County



Current Land Uses



Corridor Conditions



Food for Thought

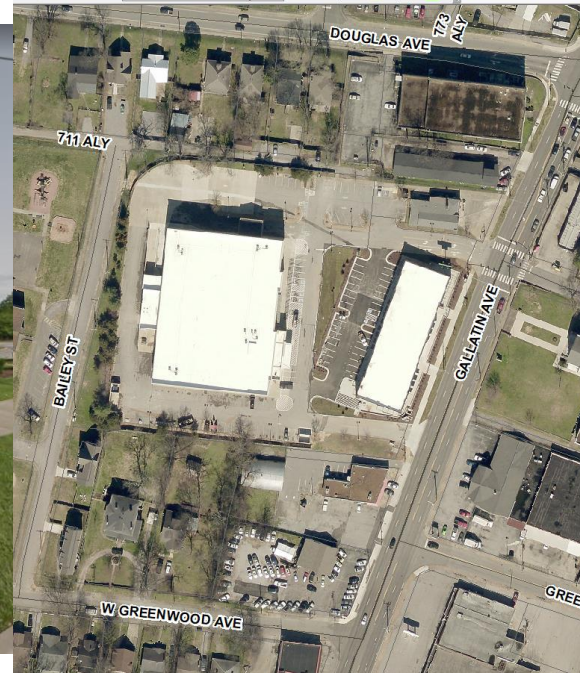


Transportation

- How could the corridor become more walkable and bikeable?
- Are there key pedestrian, bike, or vehicular connections missing? If so, where?
- What transit improvements are needed?
- Often transportation improvements involve trade-offs between vehicle traffic flow and making it safer for pedestrians. Which is a higher priority for you?



2015

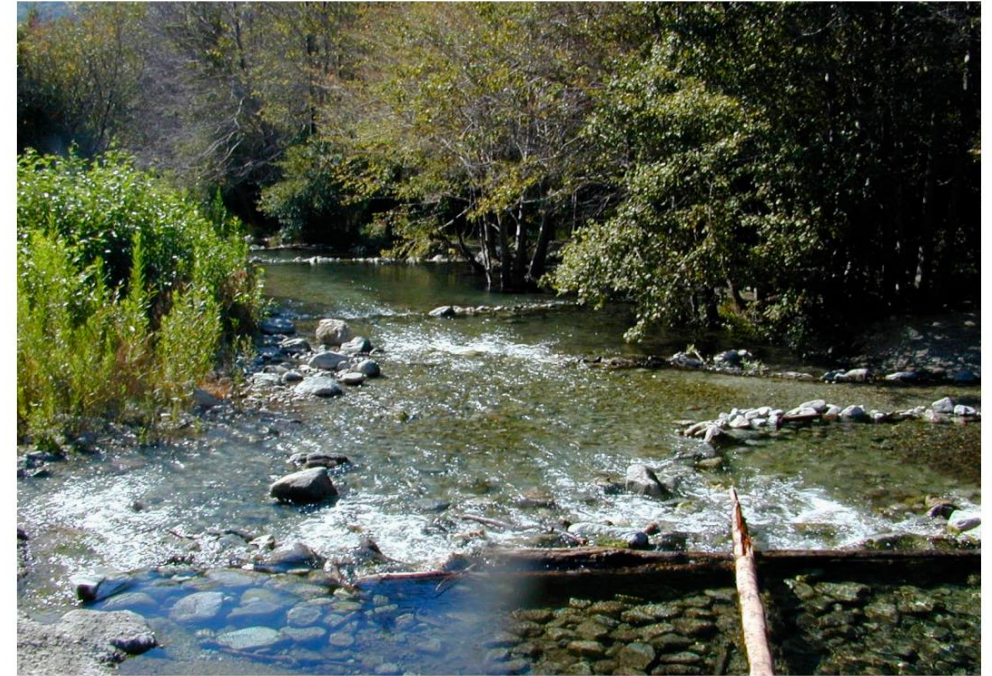


2019



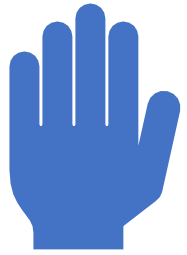
Land Use Types & Mix

- What land uses are missing Where should they be located?
- What special places should be preserved? Where?
- Are there areas where buildings should be pulled up to the street?
- How should the scale along the corridor differ to the neighborhoods and how should it transition?



Natural Systems

- Is the area missing any type of open space or recreational space? Where would this type of greenspace go?
- Where are the stormwater and flooding issues?



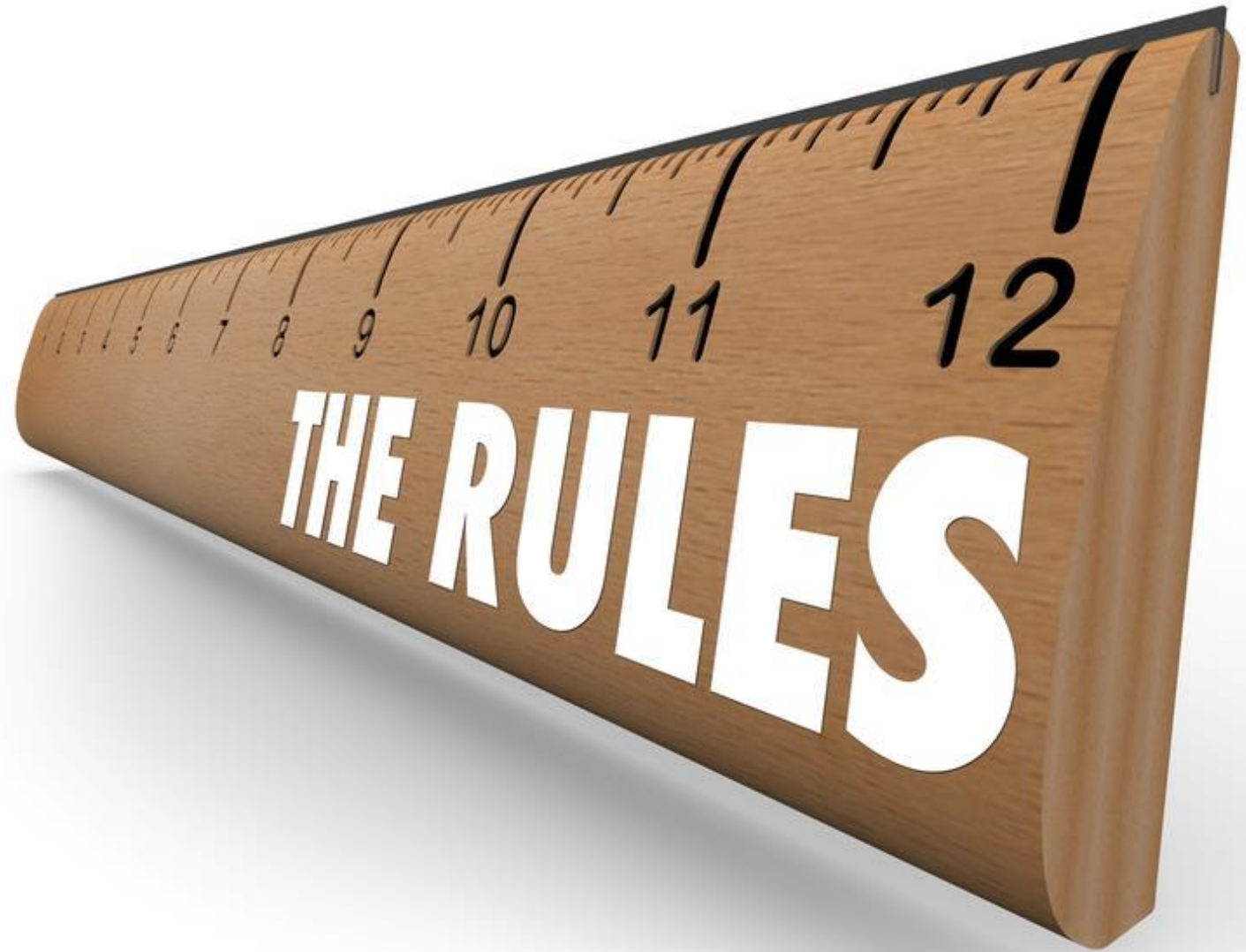
Hands-on Workshop

Hands-on Workshop

- Two exercises:
 - i) Community Mapping
 - ii) Vision Elements
- Want to gather your impressions of the study area
- Critical issues
- Important assets
- What do you want for the future?



Engage with an open mind
Everyone participates
Listen, then respond
Stay on topic/schedule
All ideas have value
Talk with your pen
No speeches....have fun!



Base Map

Dickerson North Corridor Study - Table #



Aerial

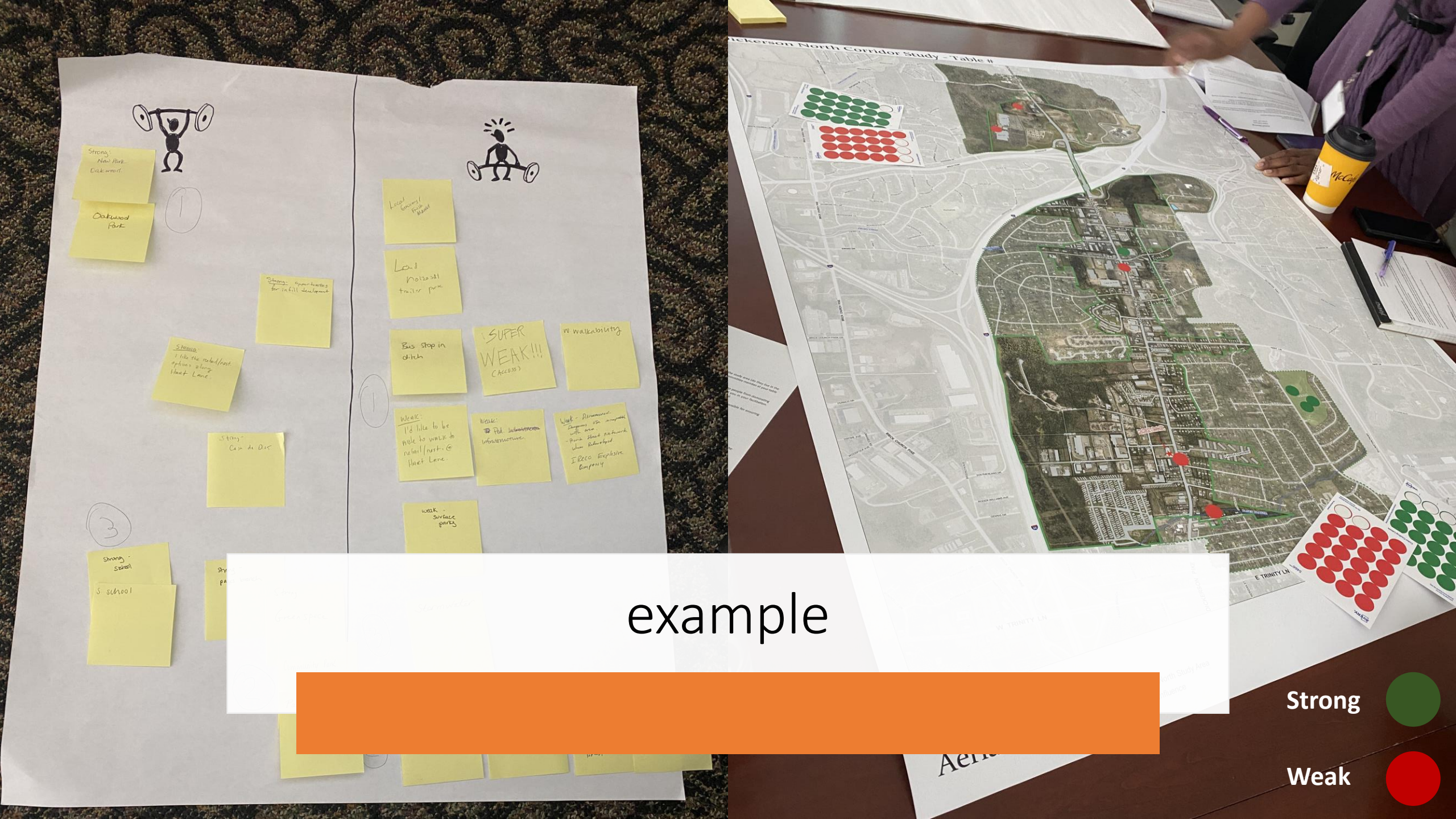
Dickerson North Study Area
Areas of Influence

0 425 850 1,700 2,650 Feet
January 2020

Exercise 1 Community Mapping

20 mins





example

Strong



Weak



Exercise 2

Vision Elements

30 mins



more
~~walk~~ 2 WALKABLE, ~~more~~ neighborhood friendly
corridor w/ a variety

NEIGHBORHOOD
SERVICES
& SHOPPING
ALONG
PIKE

all opportunities
accessible to
by walking or
other mobility
options.

More small
businesses along
Dickerson Pike.
Everything else
stay the same.

More services
along the Pike

a neighborhood market
retail other than
big box.

~~Handwritten~~
mixed use

more shops +
services

Add'l
Fresh Market
Shipping
Opportunity

o Sidem 166

LOTS OF
SIDEWALKS

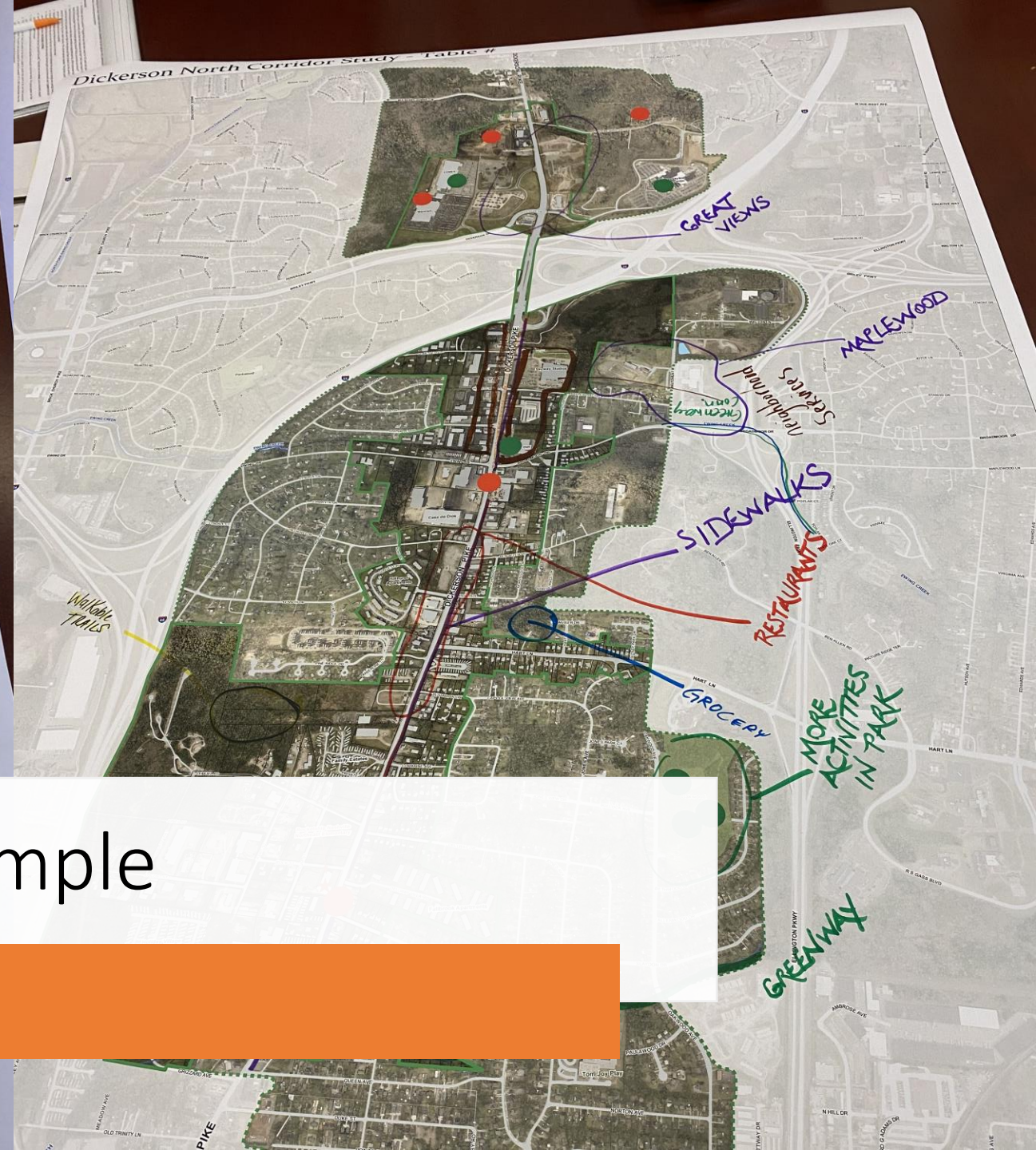
Full sidewalk
network along
Dickerson

Mure Greenhouse
walling

• Greenway
Open

greenxing

example





Report Back



1. Highlights only
2. No more than 2 minutes per presentation
3. Avoid repeating factors presented by previous groups



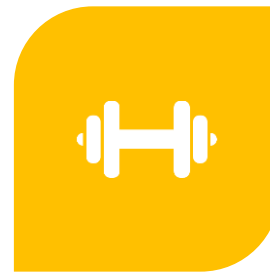
Next Steps



SUMMARIZE
TONIGHT'S RESULTS



BEGIN DRAFTING A
VISION STATEMENT



DEVELOP CHARRETTE
EXERCISES



SEE YOU IN MARCH
FOR THE CHARRETTE!



Participation

Today

- Sign in to the meeting
- Fill out the survey
- Provide comments on the back

After Today

- Visit <http://dickersonnorthstudy.nashville.gov/>
- Attend the charrette in March