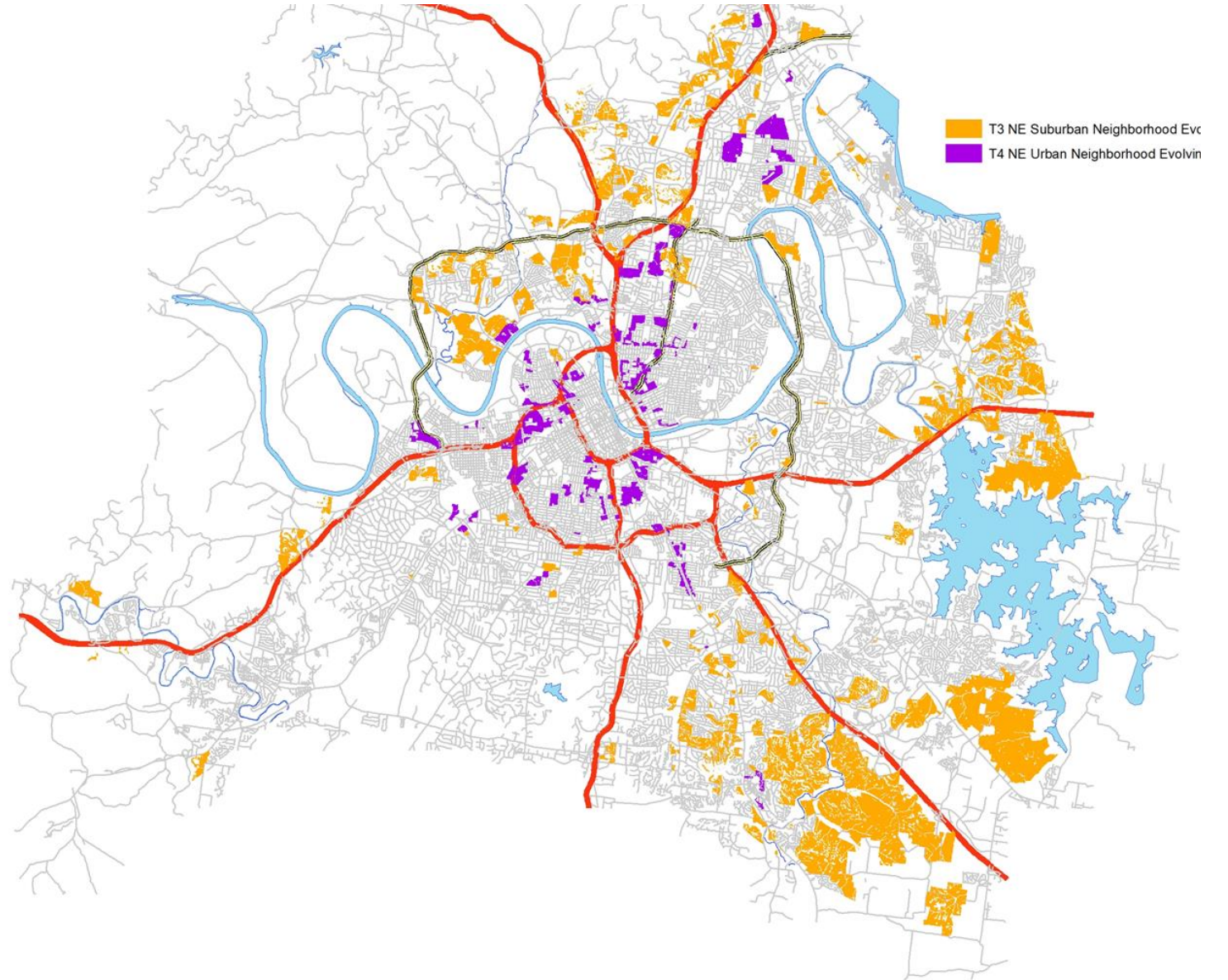


Amelia, Anna, Logan

Neighborhood Evolving Recommendations



Core issues with NE policy

- **Equity** – assigned more often to communities of color, often lower socioeconomic and marginalized communities
- **Perception** – permissive policy encouraging high density multifamily development and wholesale neighborhood change leading to the dichotomy – NM = no change, NE = free for all change
- **Neighborhood character** – implication that evolving areas do not have an established character that is preferable to be maintained and that neighborhoods with established character would not benefit from some NE policy in strategic locations

New Data on T3 & T4 NE

- Growth & Preservation Concept Map
- Vacancy – Generalized Land Use
- Vacancy – Post Office
- Contiguous areas of 10, 15, 20, and 40 acres
- Affordable Housing Units

Nashville Next Concept Map

Centers

Center - Second Tier

Center - Third Tier

Center - First Tier

Green Network

Anchor Park

Green network

Feature

Neighborhood

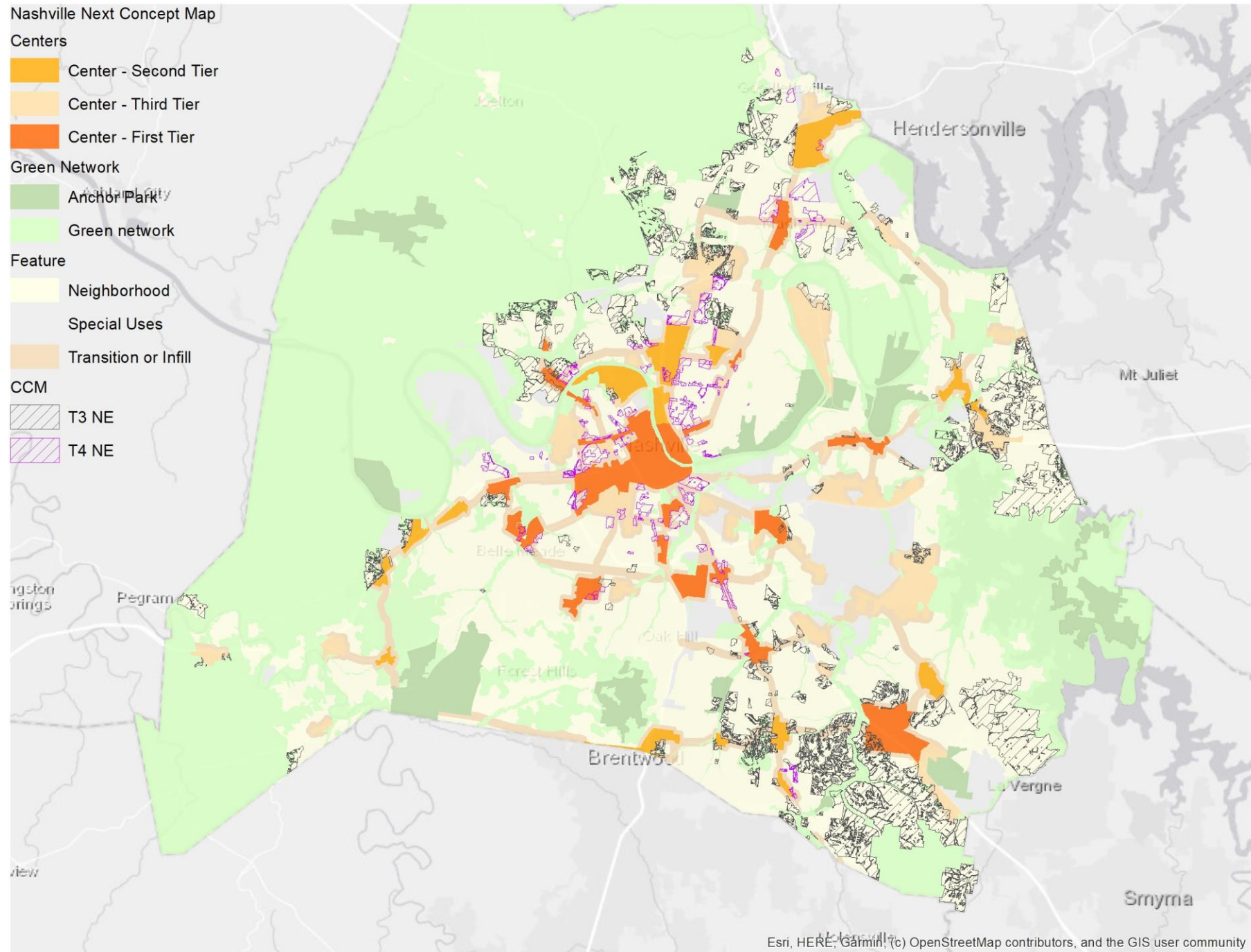
Special Uses

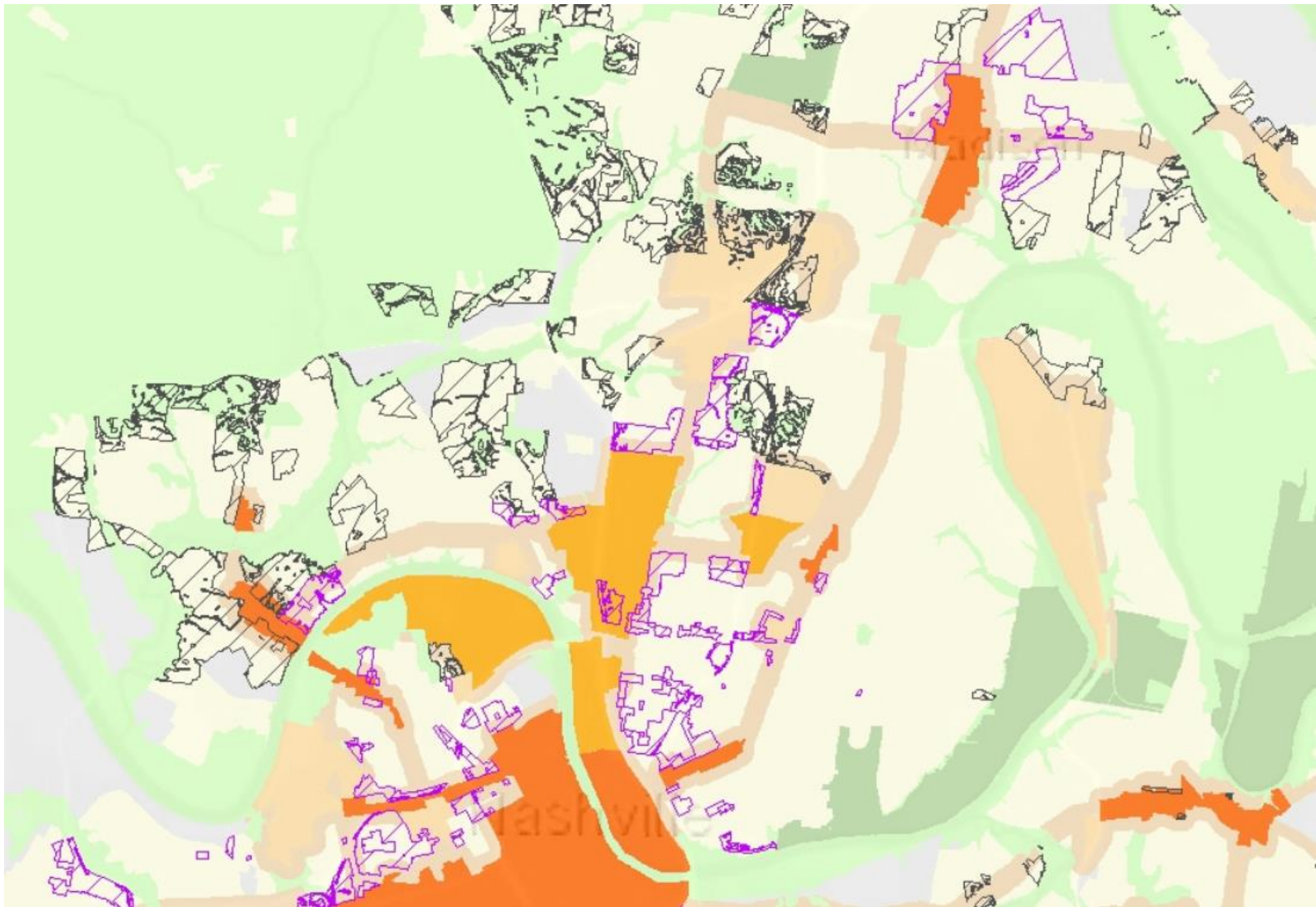
Transition or Infill

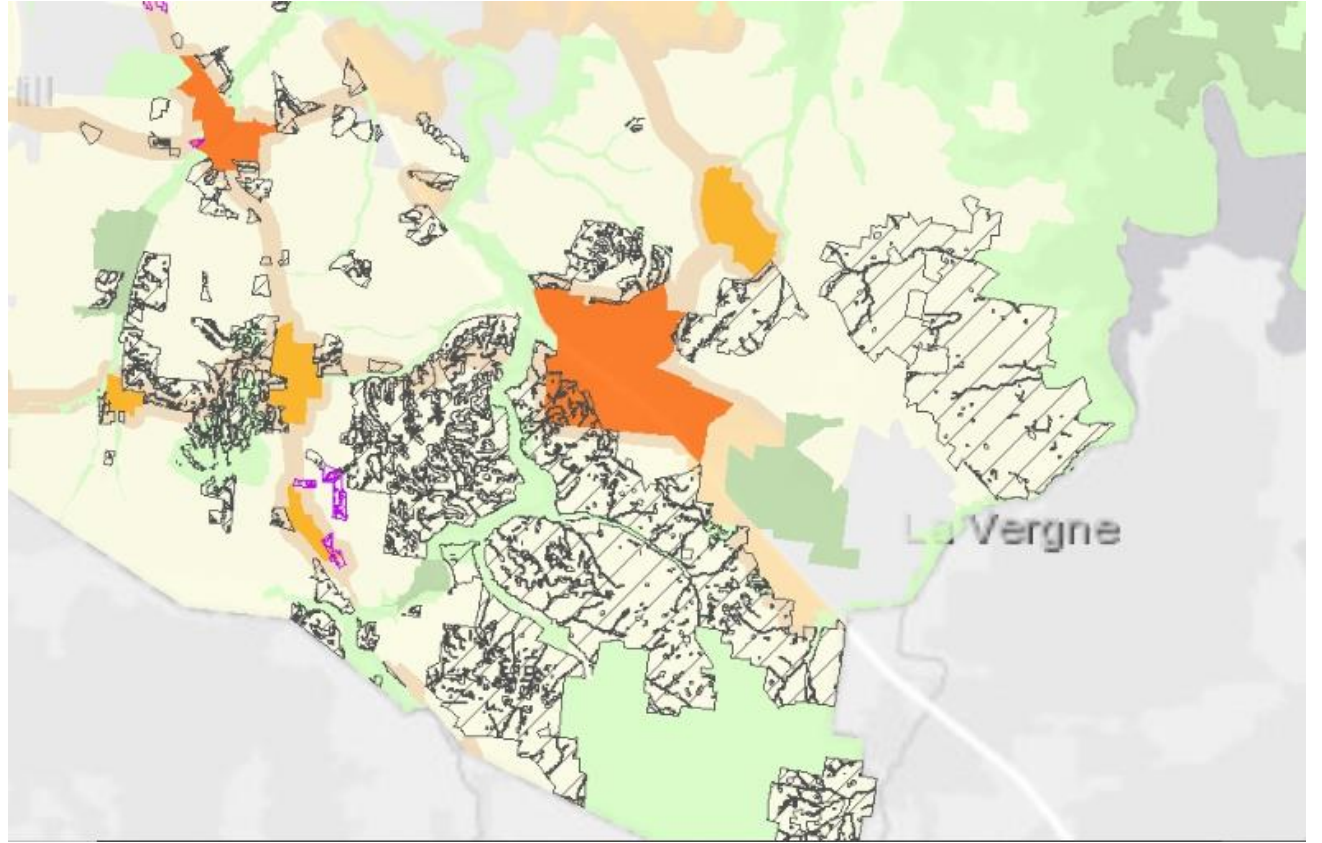
CCM

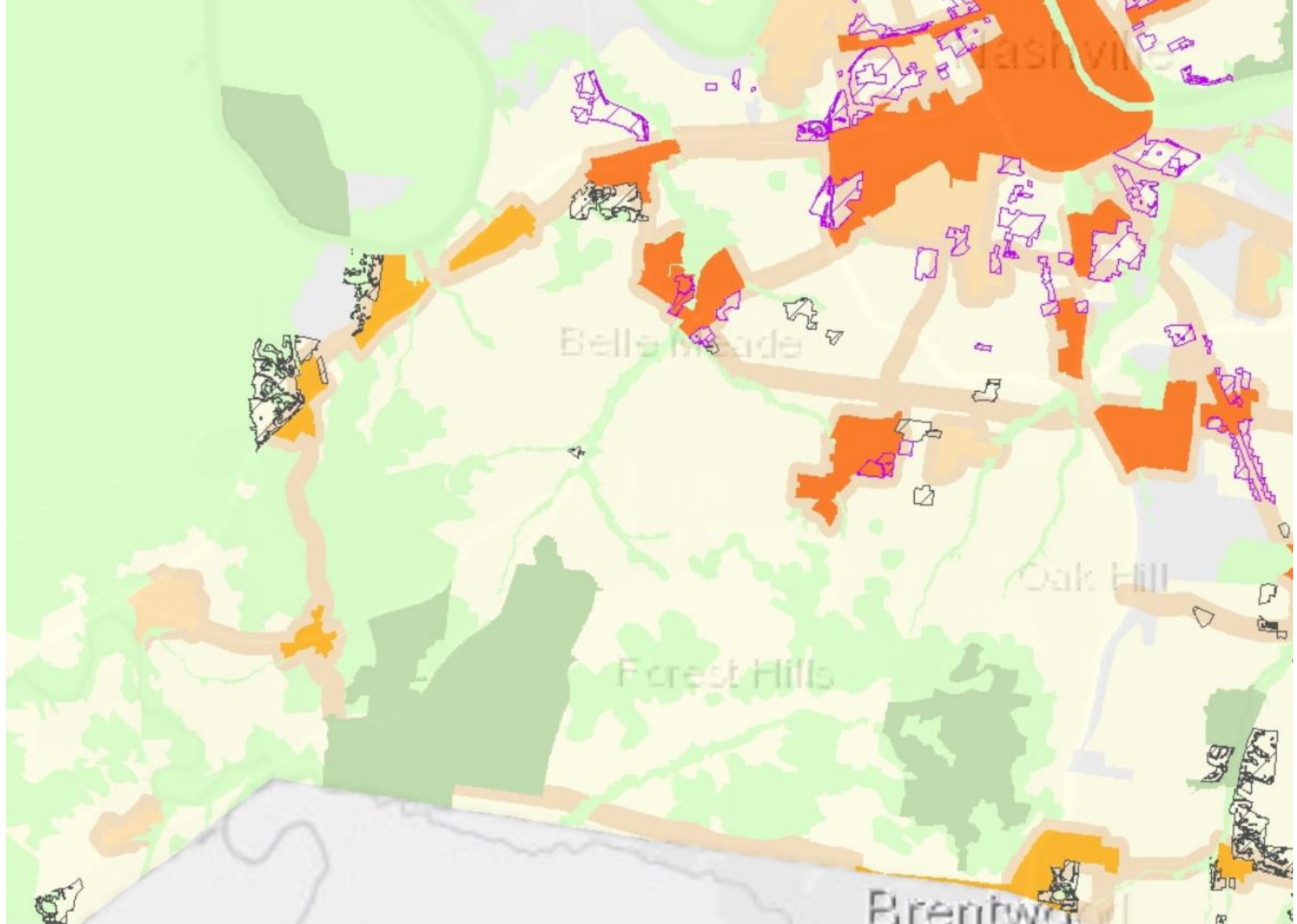
T3 NE

T4 NE









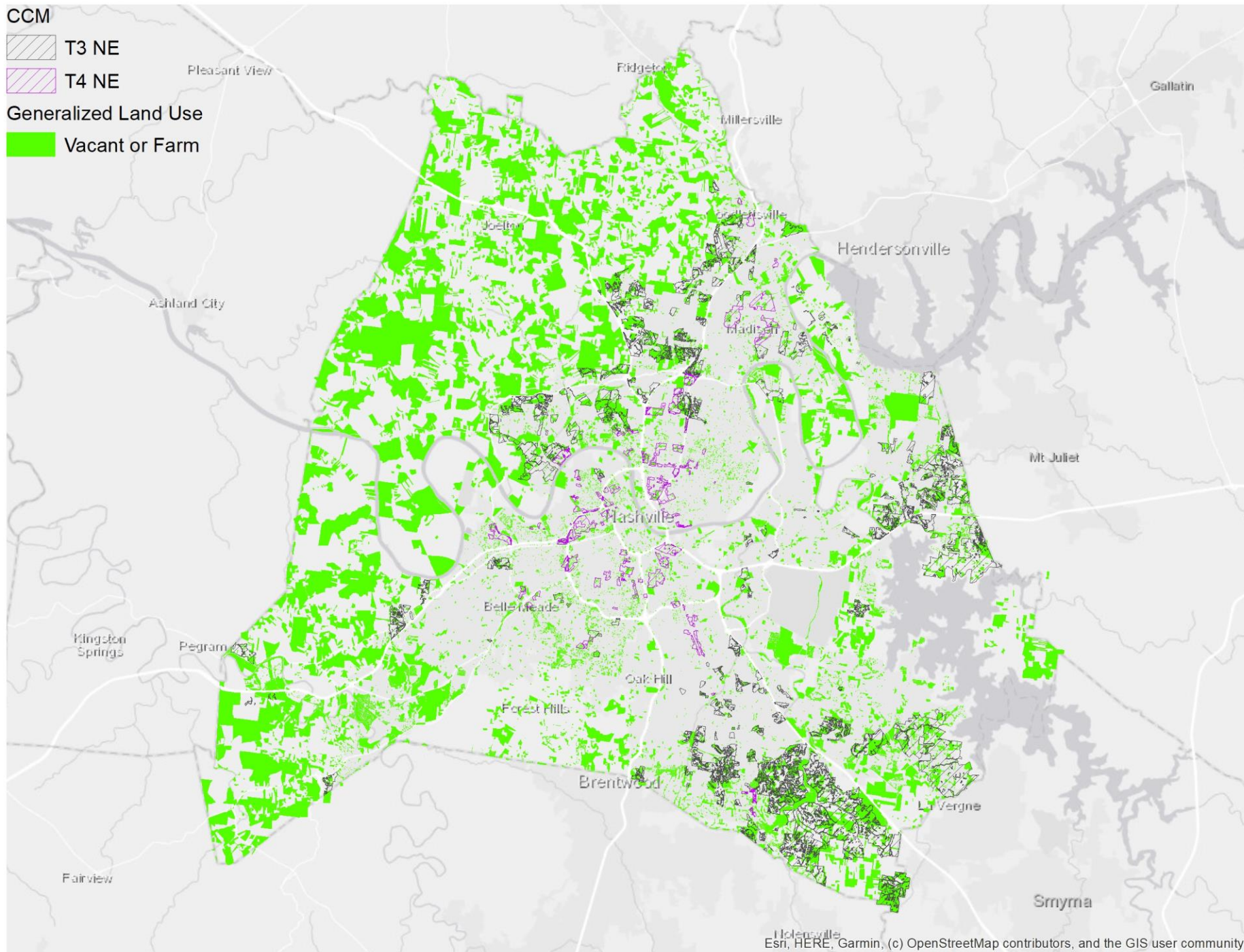
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T3 NE

T4 NE

Generalized Land Use

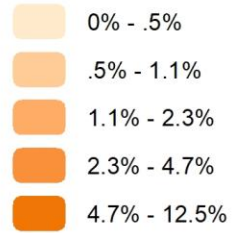
Vacant or Farm



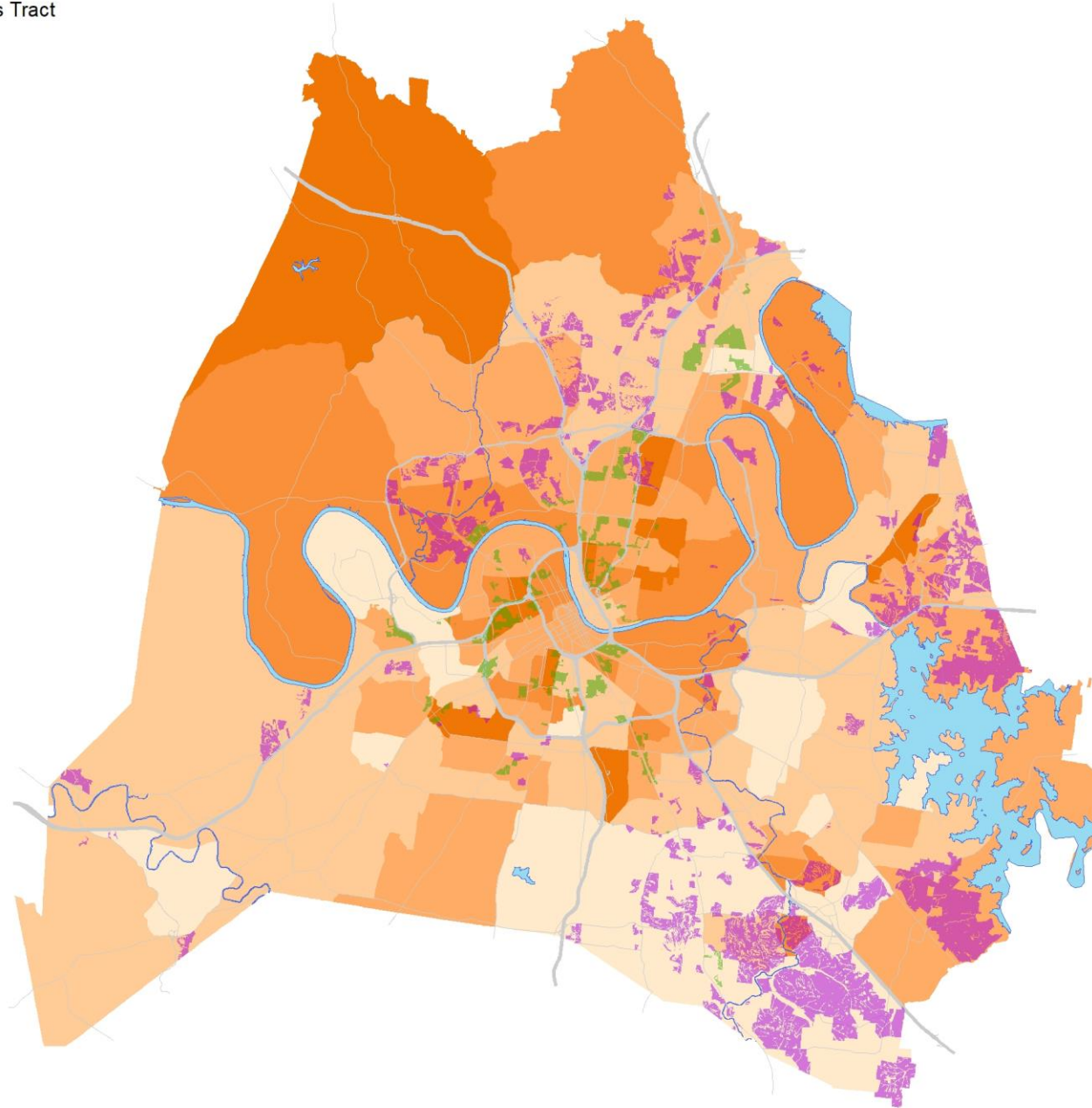


USPS Residential Address Vacancies 2020

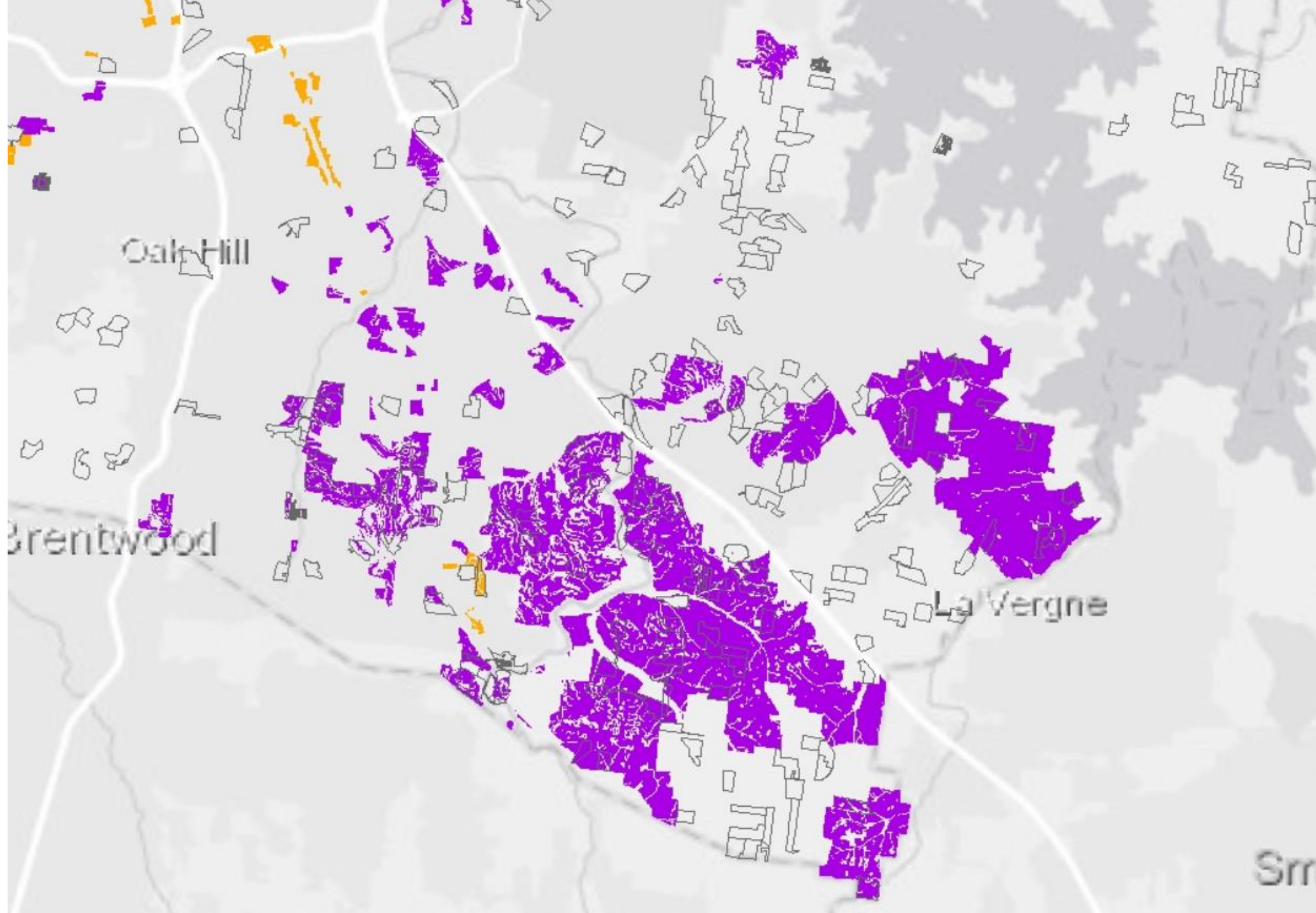
Vacancy Rate by Census Tract



CCM

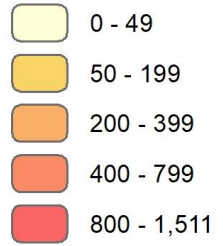


vacancy data
from the post
office with T3
and T4 NE

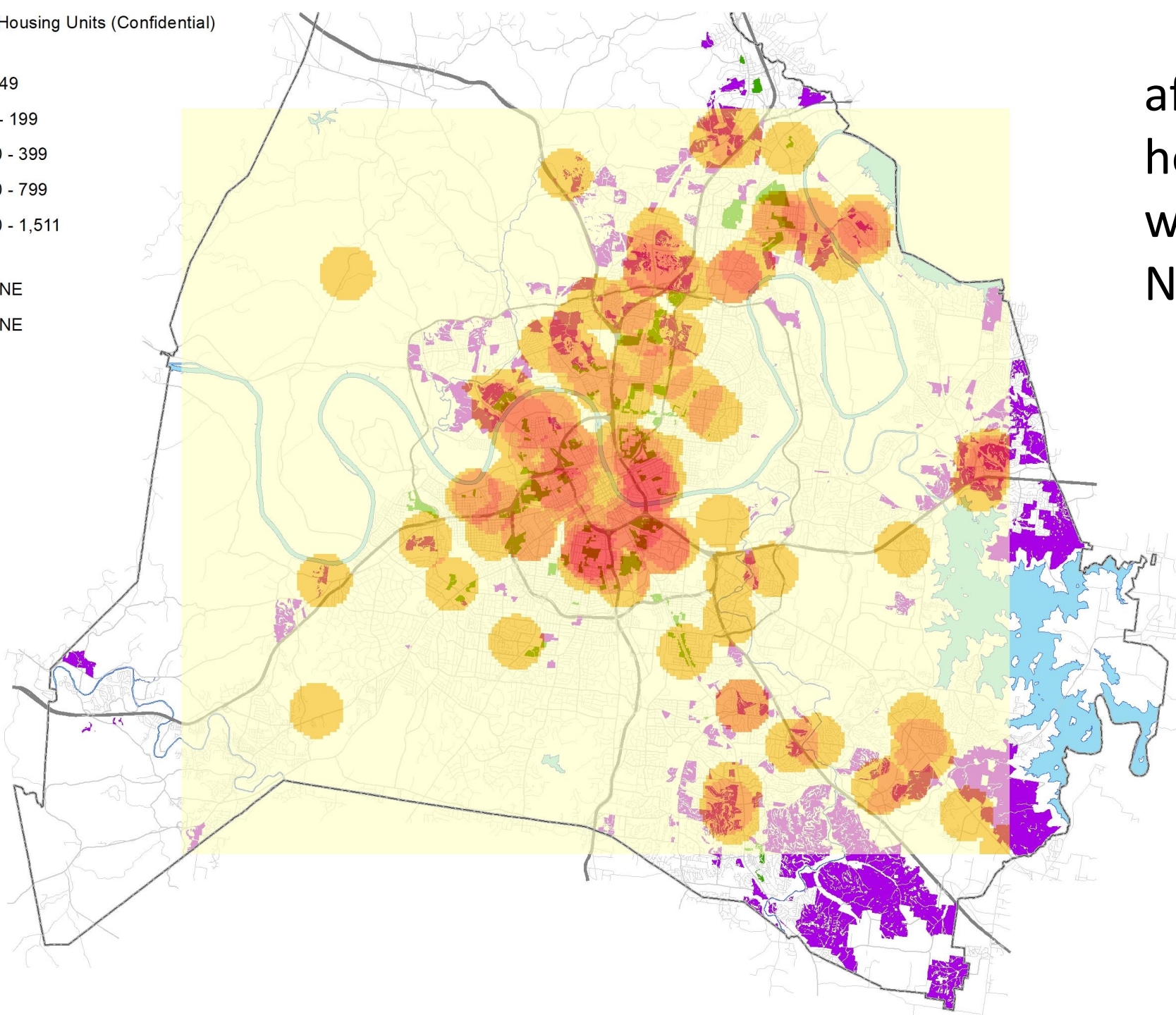


Affordable Housing Units (Confidential)

Density



CCM



affordable
housing units
with T3 and T4
NE

Recommendations

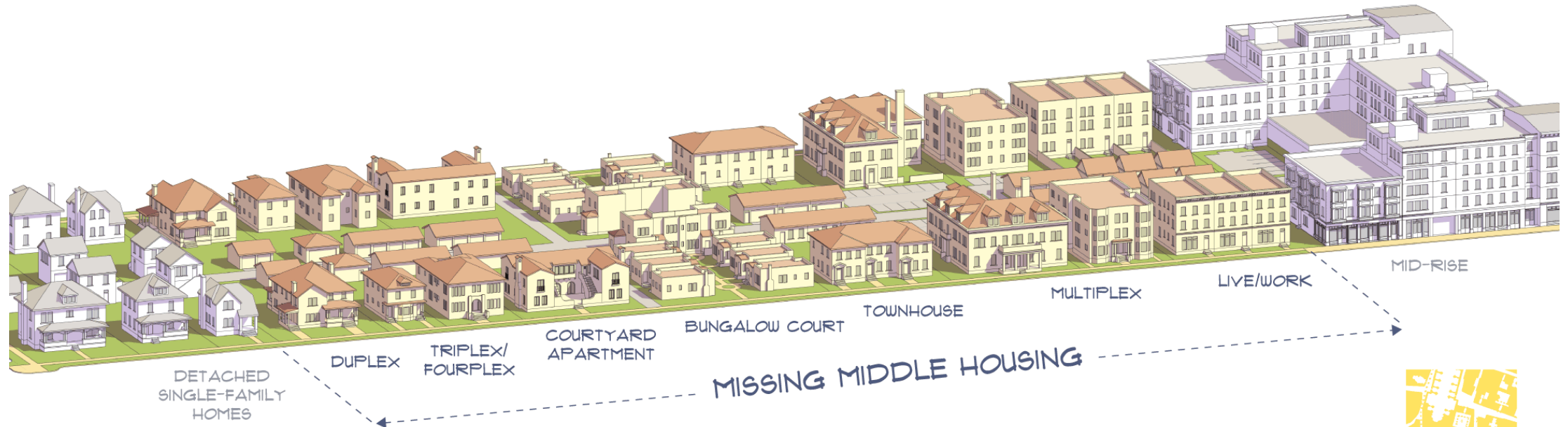
- Policy refinements to CCM guidance and application
- Analysis of selected policy areas
- Neighborhood Change
- Text amendments

Policy refinements to CCM guidance and application

- revise NM to provide design guidance/exhibits for potentially appropriate MF building types – e.g., how density decreases from a corridor into an established neighborhood
- revise NE application criteria to include proximity to amenities/infrastructure/existing assets (“Positive” conditions)
- provide additional guidance for distinguishing between infill and greenfield areas of NM and NE and how the policy applies in each instance
- provide guidance for what NE areas should evolve into and indicators for when an area has “evolved”
- develop a countywide conversation/education on NM and NE, once policy guidance is refined

revise NM to provide design guidance/exhibits for potentially appropriate MF building types – e.g., how density decreases from a corridor into an established neighborhood

Additional CCM Guidance for Housing Diversity in T4 NM



revise NE application criteria to
include proximity to
amenities/infrastructure/existing
assets (“Positive” conditions)

Neighborhood Evolving

These are
mostly
negative
factors

Promote mixture of housing
and greater connectivity

Expressed interest in
redevelopment

High proportion of vacant or
underdeveloped land

No established lot pattern

Discrepancies between land
use and zoning

Age/condition of existing
development



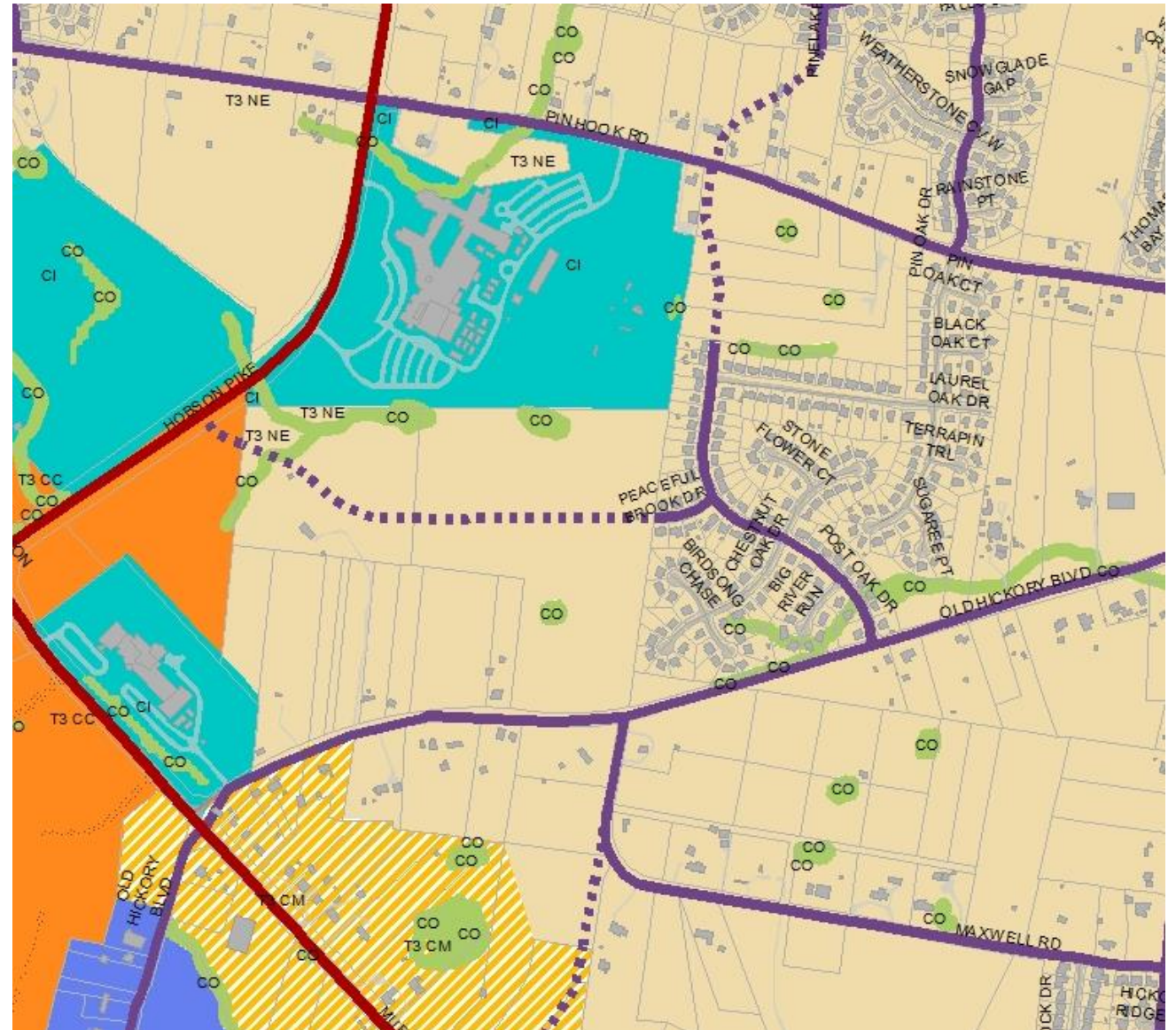
Provide additional guidance for distinguishing between infill and greenfield areas of NM and NE and how the policy applies in each instance

GREENFIELD

“To **create** neighborhoods”

Definition - undeveloped land
outside the urban core (the
USD?)

Tracts of land without an existing
framework of infrastructure and
development/lot pattern



INFILL

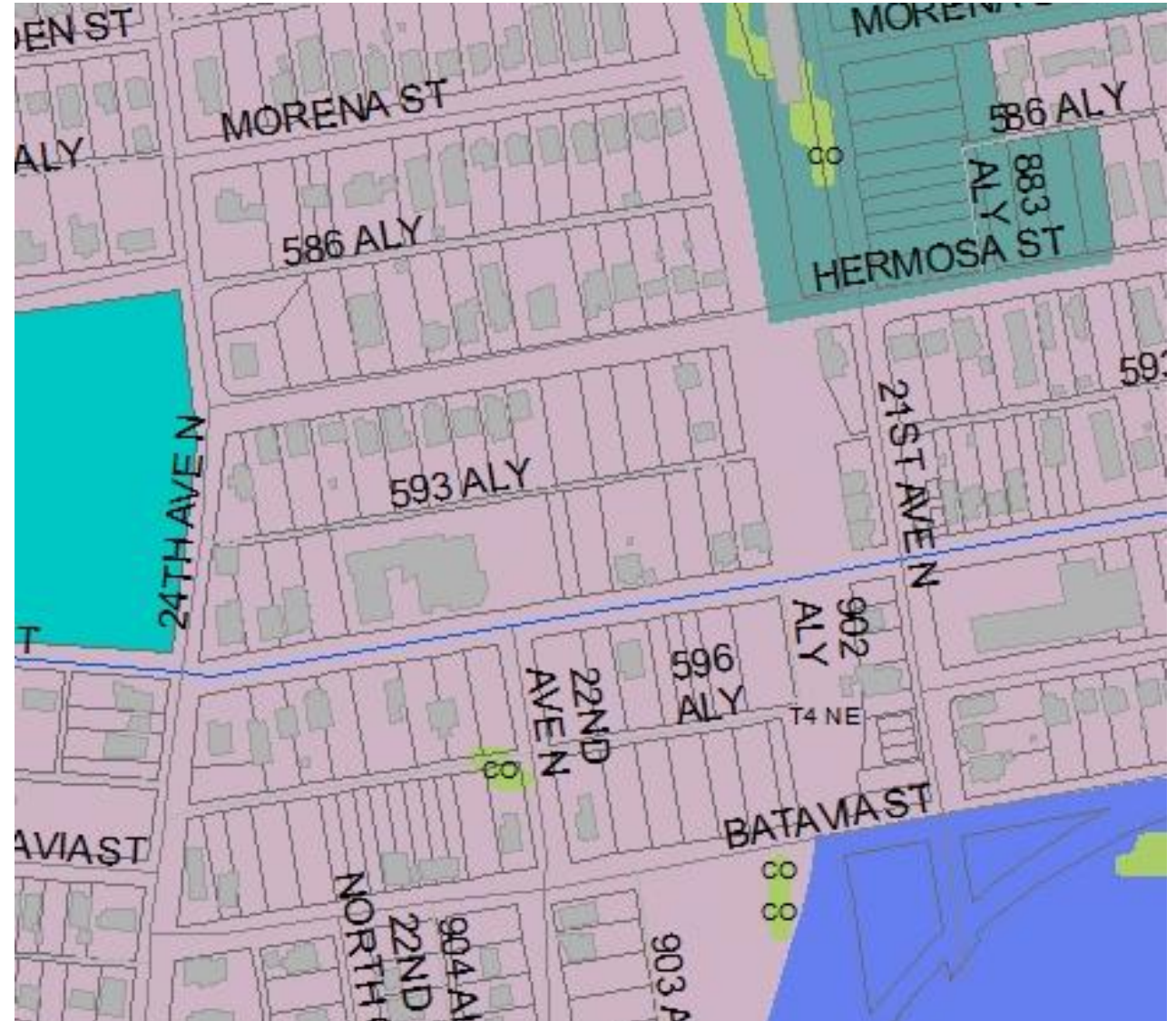
“To **enhance** neighborhoods”

Definition - vacant/under-used parcels in the urban core (the USD?)

Major Infill: more than 10 lots

Minor Infill: less than 10 lots

Vacant or underdeveloped lots within an existing framework of infrastructure and development or lot pattern of a neighborhood



Analysis of Context

What's happening on the edge of the project boundary?

What's driving demand for change?

Is there an existing mix of housing in the overall policy area?

Will this development set a standard for development/redevelopment in the policy area?

Take note of the surrounding:

- Conservation policy and steep slopes;
- Lower intensity policy areas;
- Higher intensity policy areas;
- Zoning designations;
- Vacant properties;
- Existing street network and stub outs;
- Internal neighborhood connectivity;
- External neighborhood connectivity;
- Future street recommendations;
- Street classification(s);
- Lot and development pattern;
- Housing types;
- Centers and corridors nearby;
- Public transportation;
- Generators and attractors;
- Nonresidential uses; and
- Approved development and subdivision requests.

Suburban Neighborhood Evolving

Development patterns have higher densities with smaller lot sizes and broader range of housing

Infill

Works within an existing framework of infrastructure and development/lot pattern of a neighborhood

Infill development does not disrupt the street network. Streets stubbed to the property are extended through the site to maintain and enhance the efficiency of the overall system of streets and blocks.

Infill sites may produce a different character inclusive of increased housing diversity and connectivity

Attention to housing type, scale, massing, and transitioning to lower intensity areas

Development incorporates elements of the existing developed character, such as the street network, block structure, building form, and intensity

Greenfield

Establishes a framework of infrastructure and development/lot pattern for a new neighborhood

Step 1: Build the base framework
Highest priority is creating streets and blocks

Look beyond the edges of the property when evaluating street connections or stub outs. New streets are located strategically to establish a cohesive, complete, and connected network.

Existing street pattern in the immediate area is expected to be applied or extended to the property.

The proposed street pattern works toward connecting to existing streets within a half-mile radius

The street network creates intersections and corridors appropriate for higher intensity and a mix of housing types.

Step 2: Identify the neighborhood focal point(s)

New developments that create a new street or internal drive system also create inviting, functional, and accessible open space beyond stormwater management

Step 3: Plan the development and lot pattern for the neighborhood
Second priority is to promote a moderate density with smaller lots and diverse mix of housing types

Housing type, mix, & placement:

Responds to the street type/limitations;

Designed to be cohesive throughout and to adjacent properties;

Avoids groupings of single types of buildings

Housing types at the top of the height and intensity range are located at the edge of the policy area, next to higher intensity policy areas or to centers/corridors

Housing types at the middle of the height and intensity range are located at intersections of continuous (planned or existing) streets

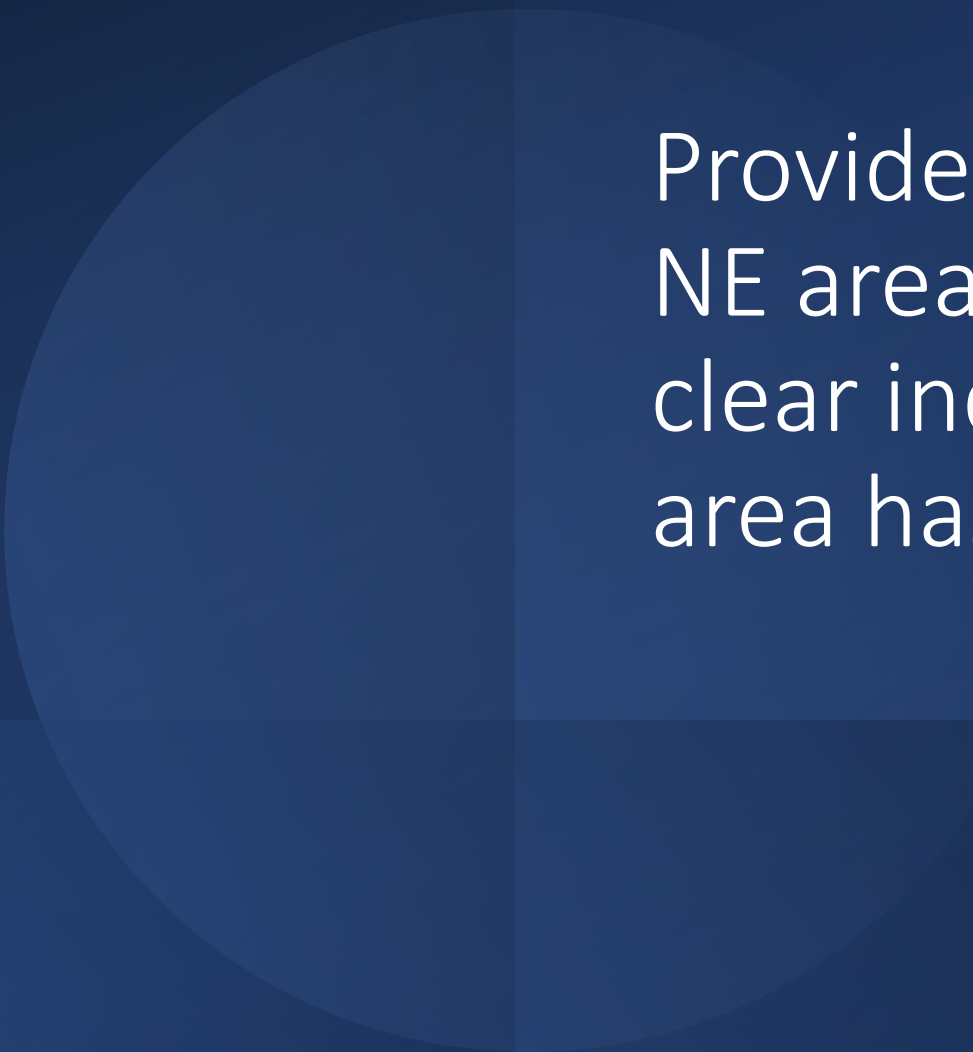
Conservation

Cluster or group development around the conservation area in order to achieve a similar density or intensity

In general, a more environmentally sensitive site will yield less density or intensity than other Suburban Neighborhood Evolving Areas

Avoid placing taller buildings central to a neighborhood surrounded by lower intensity.

Instead of introducing a housing type and development pattern that is completely different, a development may be expected to continue the existing surrounding lot pattern and intensity while introducing new/more housing options



Provide more guidance for what
NE areas should evolve into and
clear indicators for when an
area has “evolved”

Evolving

When is an evolving area no longer “evolving?” Is there a point where it has reached peak evolution?

Possible Considerations to incorporate in CCM Guidance/Staff analysis:

Is there already an established lot pattern? Lots are consistent widths and sizes.

Has the area seen a consistent pattern in rezoning? If a block has moved from primarily from RS5 to R6, we probably don't want to move to RM districts.



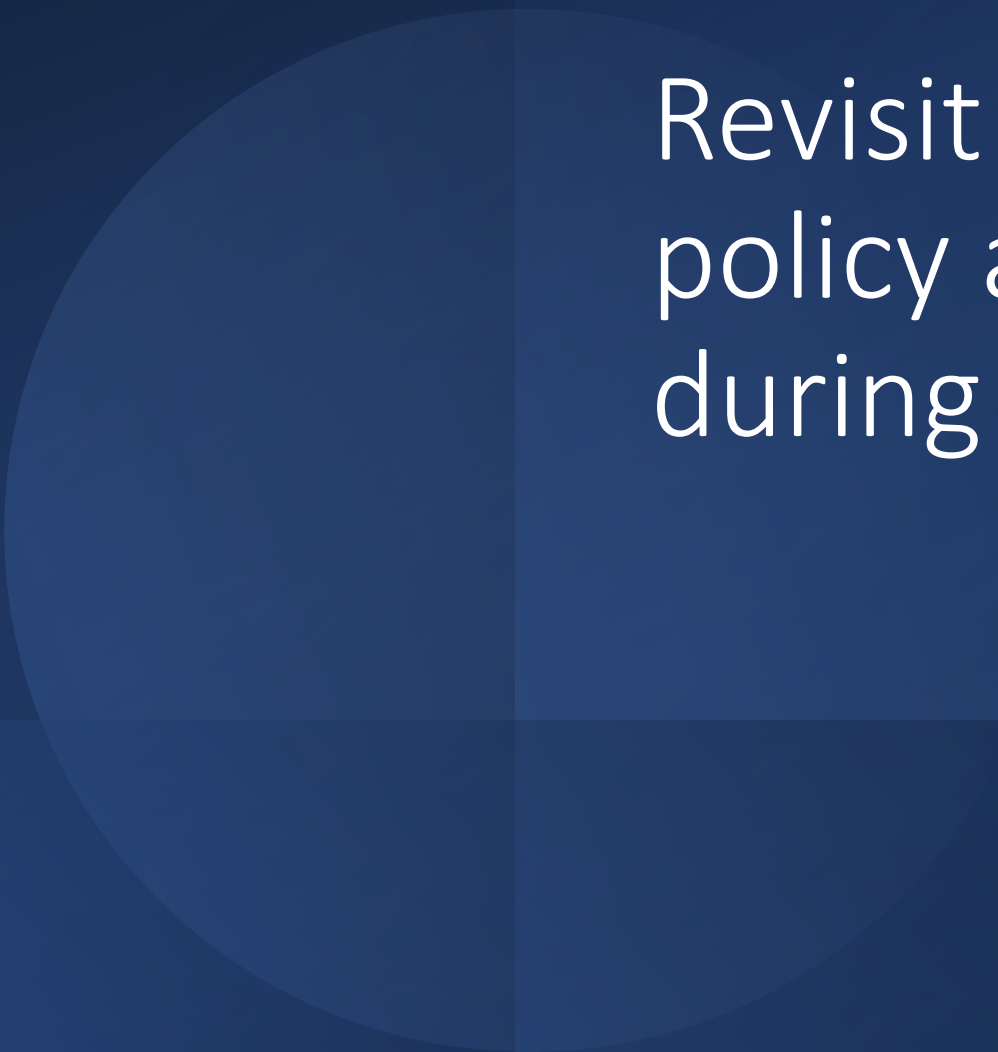
countywide conversation
and education on NM and
NE, once policy guidance is
refined

Community Conversations & Education on Evolving Policy

- Online survey
- Community planning areas public workshops
- Informational videos
- N2N session
- MPC Work session

Analysis of selected policy areas

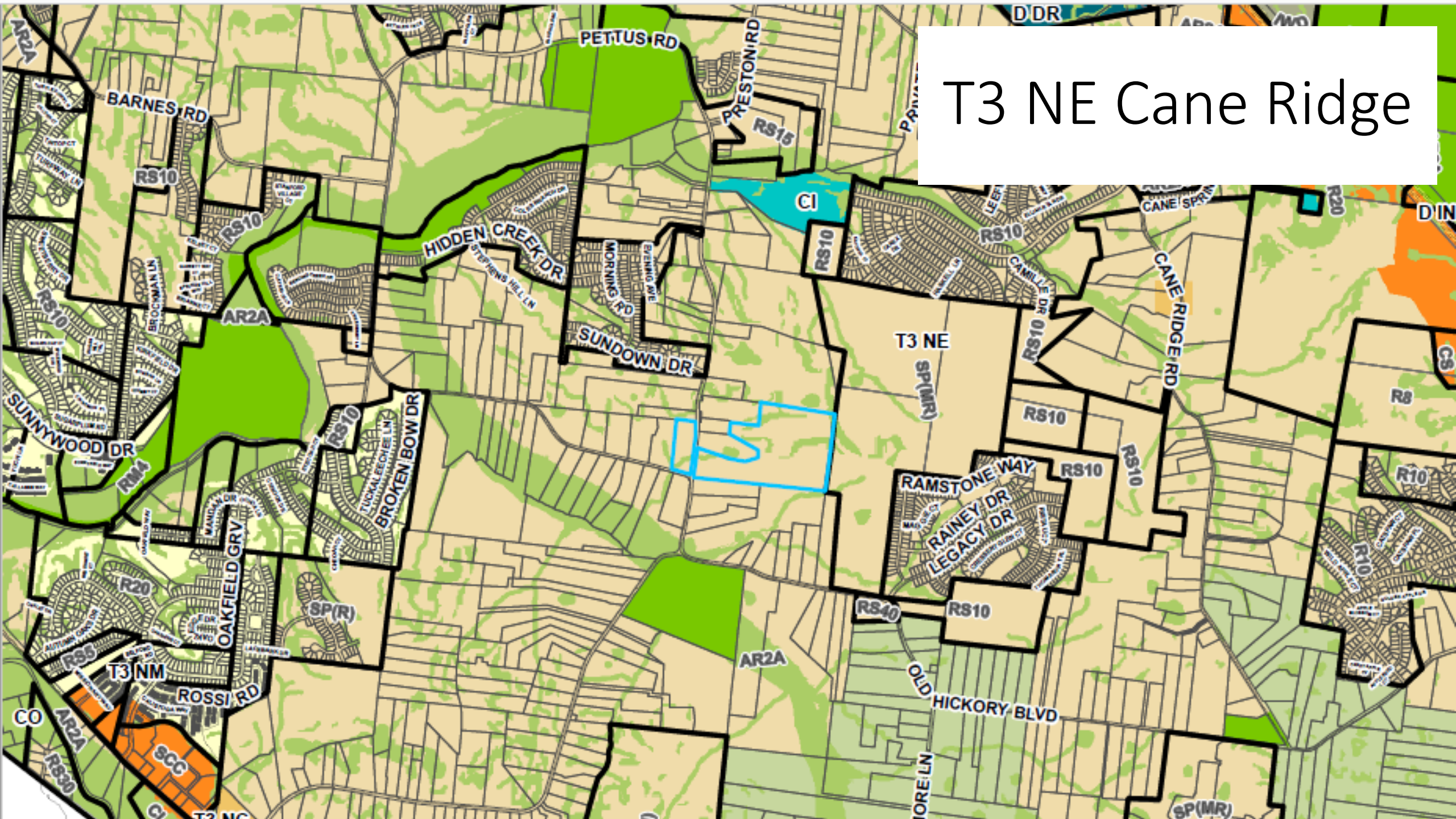
- Revisit and refine NE policy areas translated during NN
- Undertake more detailed planning work for large areas of NE
- Study if there is an overuse of NM in some areas

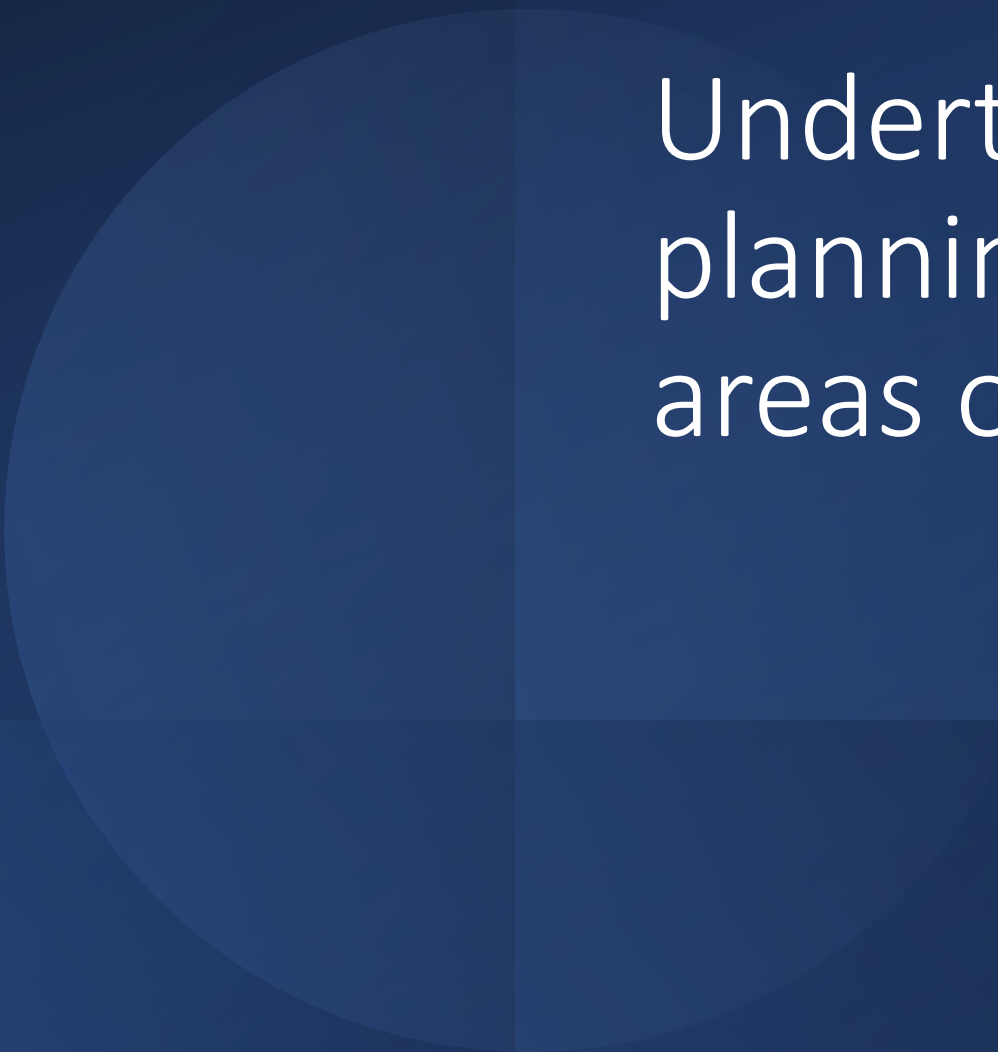


Revisit and refine NE
policy areas translated
during NN

- community planning process in *NashvilleNext*
- small area planning process
- plan amendment
- translation from LUPA

T3 NE Cane Ridge





Undertake more detailed
planning work for large
areas of NE

THE PRIMARY PRINCIPLES:

1. HOUSING CHOICE
2. GREATER CONNECTIVITY
3. CREATING + ENV. SENSITIVE DEVELOPMENT TECHNIQUES

PREDOMINANT BLDG TYPE
SINGLE FAMILY DETACHED
COULD BE SMALL LOTS/
COTTAGE COURTS
AS LONG AS DETACHED

CURVILINEAR STREET NETWORK
FOLLOW TOPOGRAPHY OF
LAND. THIS IS CONCEPTUAL
ONLY.

JOINT OR REAR ACCESS
MINIMIZE CURB CUTS

FUNCTIONAL, ACCESSIBLE OPEN
SPACE FORMS MAIN
CENTER OF DEVELOPMENT
SURROUNDED BY MOST
INTENSIVE BLDG TYPE + MOST
DENSITY (TOWNHOMES &
COTTAGE COURTS)

POTENTIAL SECONDARY OPEN
SPACES AROUND WHICH TO ORIENT
BLDGs. ALL BLDGS SHOULD
ORIENT TO STREETS OR OPEN
SPACE

SENSITIVE TRANSITION TO
ADJACENT DEVELOPMENT

CONSIDER PROVIDING
WALKING TRAILS
THROUGHOUT

MAINTAIN RURAL
SETBACKS + CHARACTER
OF PETTUS

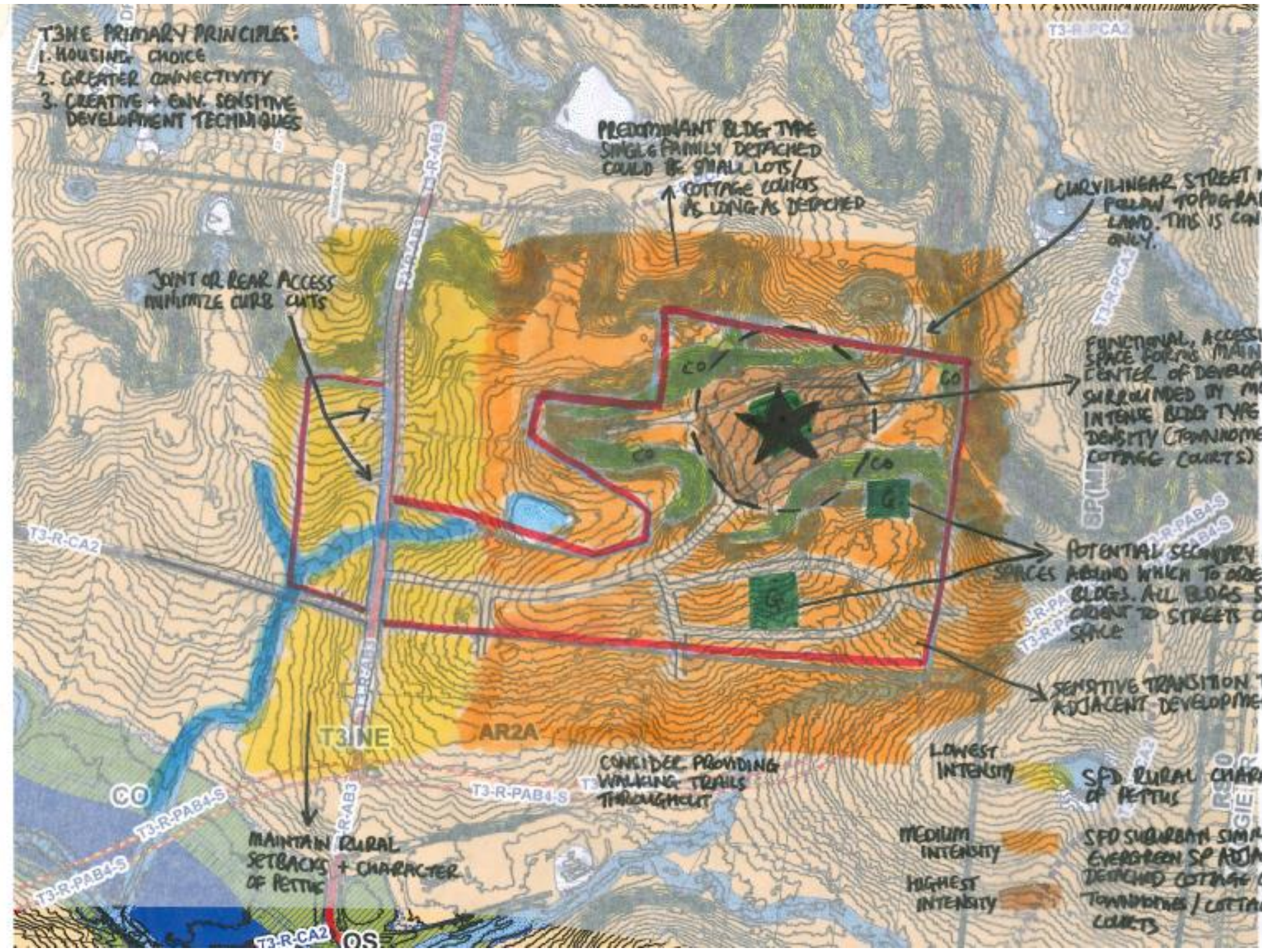
LOWEST
INTENSITY

SFD RURAL CHARACTER
OF PETTUS

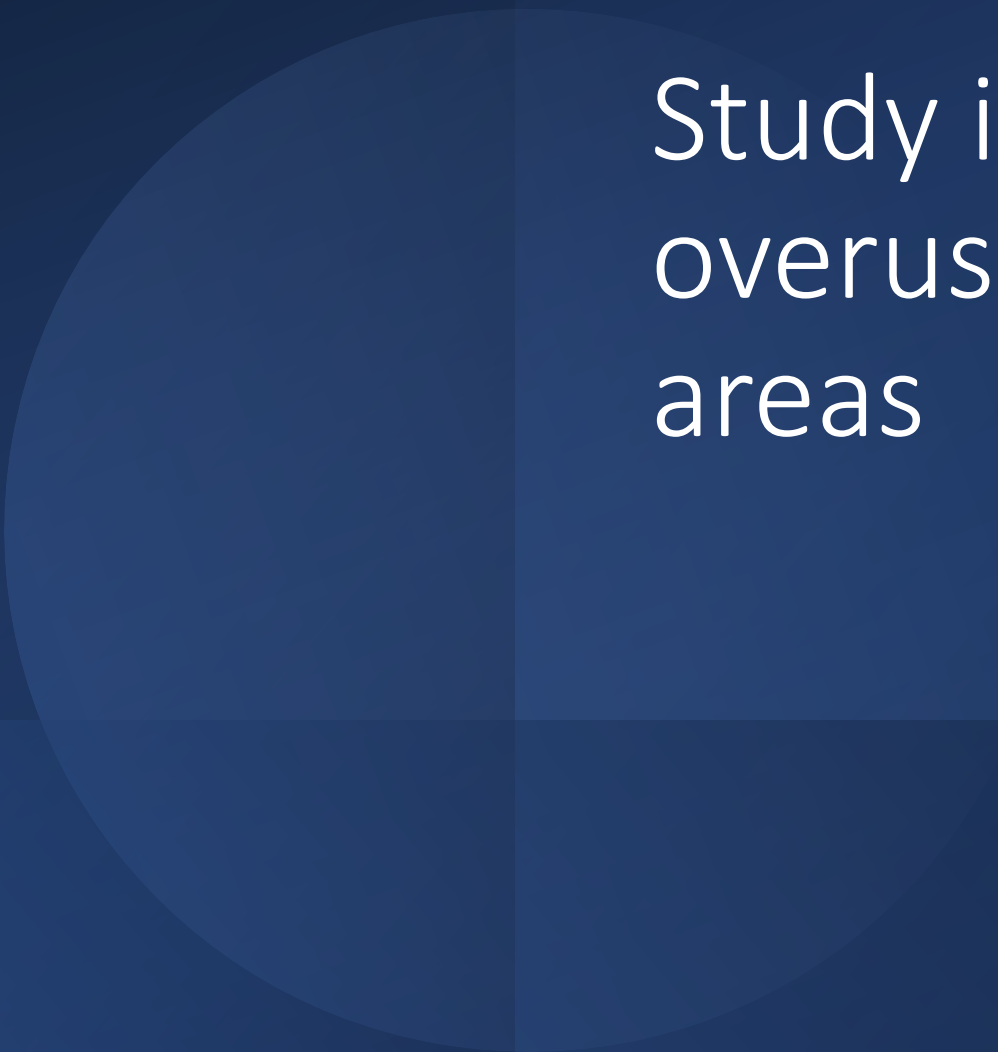
MEDIUM
INTENSITY

SFD SUBURBAN SIMILAR TO
EVERGREEN SP ADJACENT &
DETACHED COTTAGE COURTS
TOWNHOMES / COTTAGE
COURTS

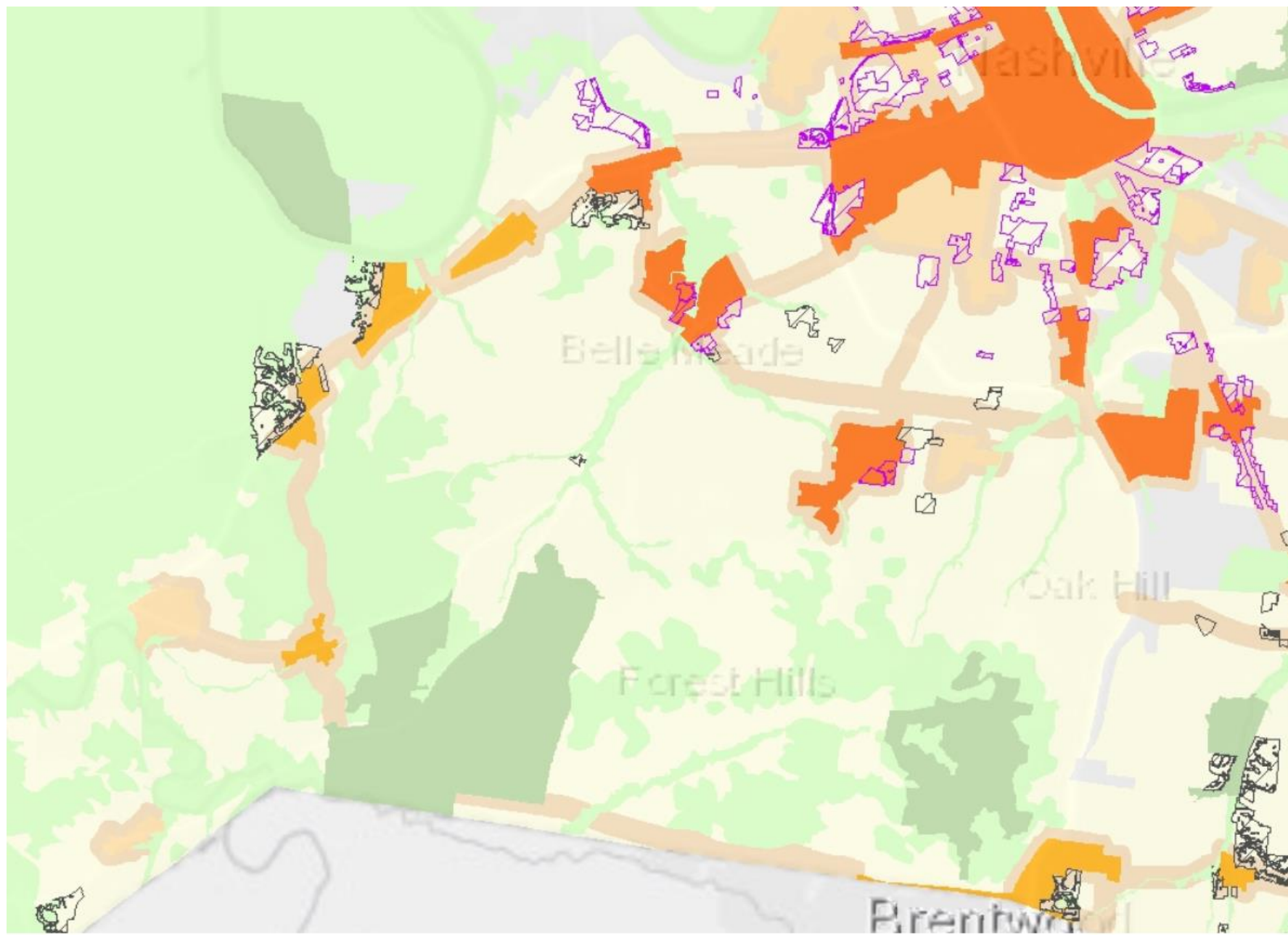
HIGHEST
INTENSITY







Study if there is an
overuse of NM in some
areas



Neighborhood Change

- Evaluate criteria used for this study to determine if appropriate. Are there additional factors we would consider?
- Follow up with the original reports and studies on neighborhood change. Because, if the information provided in the reports can be accurate, it could be worth it to know the areas that are defines as susceptible and early.
- If interventions are still possible in “susceptible” and “early” areas, implement additional policy guidance for projects in these areas
 - Small area plans to provide community feedback on future development
 - Additional policy guidance on how we view rezonings in these areas

Text Amendments

- Zoning standards for infill in urban core, inner ring suburbs e.g., HH, WHCH
- Zoning standards for greenfield e.g., Cane Ridge
- Zoning standards for missing middle housing

Recommendations

- Policy refinements to CCM guidance and application
- Analysis of selected policy areas
- Neighborhood Change
- Text amendments

6. Big Questions

- What is healthy neighborhood change? Healthy change in a city?
- Should certain neighborhoods be exempt from any change?
- Is it ok for certain neighborhoods to experience sudden, rapid change?
- If we don't want cataclysmic change, then we need to tolerate gradual change. Everywhere.