

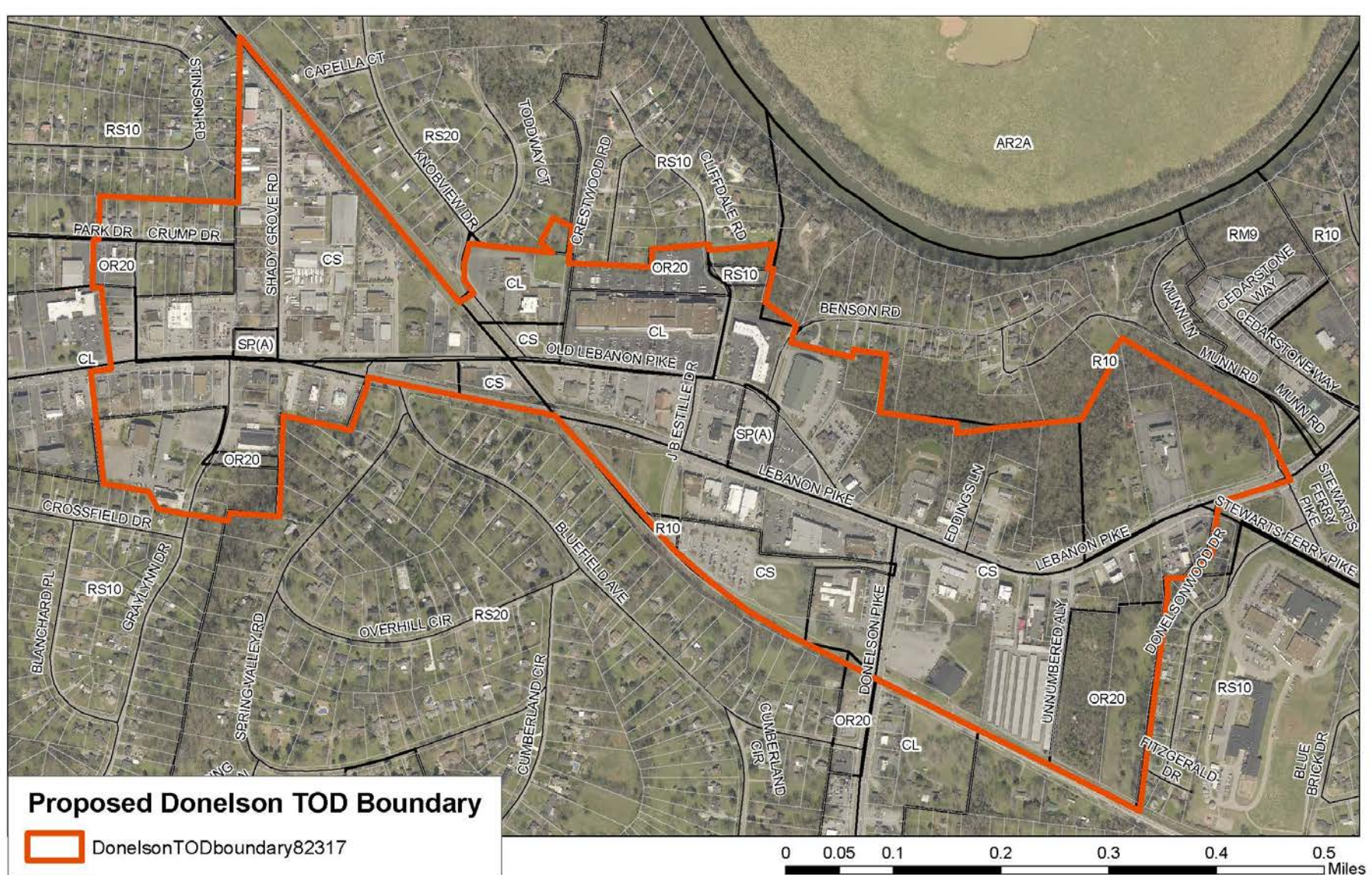
November 13, 2017

Donelson Transit-Oriented Development

Tonight's Agenda

- Introductions (5 minutes)
- Presentation (15 minutes)
 - District maps
 - Current Zoning
 - UDO Rendering
 - Plan Objectives
 - Redevelopment Activities
 - Permitted and Prohibited Uses
- Group Exercise and Presentations (30 minutes)
- Conclusion (10 minutes)
- Adjournment

Proposed Donelson TOD District



Base Zoning Map



Current Zoning

- RS20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single-family dwellings)
- RS10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single-family dwellings)
- R10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings)

Current Zoning

- CS (Commercial Service, intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities)
- CL (Commercial Limited, intended for retail, consumer service, financial, restaurant, and office uses)
- OR20 (office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)

UDO Rendering

Artists Rendering of Lebanon Pike and new signage marking the entrance to the Donelson Music City Star train Station



Plan Objectives

- To create a transit-oriented, mixed-use district around the train station by promoting transit-oriented principles intended to integrate land use and transit
- To provide greater density than the community average, a mix of uses, and a high quality pedestrian environment around a defined center
- To create a streetscape that is safe and accessible for pedestrians, bikers, and drivers

Plan Objectives

- To provide improved transit connections, including improved Music City Star service
- To create stronger linkages between the existing train station and other transit routes
- To make transit stops focal points as properties redevelop into mixed-use destinations and locate them in areas that are accessible, visible and well lit

Plan Objectives

- To establish standards and guidelines for the redevelopment and continued use of the area that will ensure the future stability of the area through high quality development
- To provide for the layout of new public improvements necessary to support the redevelopment of the area
- To establish harmonious land use patterns and provide adequate sites for the planning and development of new residential areas or commercial uses

Redevelopment Activities

- Place buildings on lots with shallow setbacks and with orientation to the street or to the Donelson Music City Star station to increase active uses on the street, create a street wall, and create pedestrian scaled spaces

Redevelopment Activities

- Design vertical mixed use buildings to accommodate active ground floor uses, such as retail and entertainment, while providing office and residential uses on upper floors
- Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence

Redevelopment Activities

- Place overhead utilities on taller poles, in alleys, or underground as properties redevelop
- Design necessary detention and water quality areas as amenities by providing seating, walkways, and landscaping
- Accommodate other forms of vehicular travel along Lebanon Pike by including bike lanes and bus transit stops

Redevelopment Activities

- Provide pedestrian facilities to and from individual development and to the Music City Star station, including sidewalks and crosswalks in parking lots through such means as markings, textured pavement, and other walkways and landscaping

Redevelopment Activities

- Create transit extensions from the Music City Star station to the Nashville International Airport and downtown Nashville
- Place pedestrian scaled lighting along the street near sidewalks and at major pedestrian crossing areas

Examples of Permitted Uses

- Assisted living facilities
- Bike trails
- Community gardens
- Community or youth development center
- Cultural and educational facilities
- Daycares
- Detached, single-family dwellings, multi-family dwellings, and duplexes
- Farmers' market
- General retail
- Hospitals
- Medical offices
- Museums
- Nursing homes
- Offices
- Pharmacies
- Public facilities and parks
- Religious institutions
- Restaurants (without drive-through service)
- Retirement or senior living facilities
- Service retail
- Single-family and multi-family dwellings
- Theaters (movies and live performances)
- Water recreational facilities

Examples of Prohibited Uses

- Adult entertainment
- Automobile repair/service
- Automobile sales
- Car washes
- Cash advance, check cashing, title loan, or similar businesses
- Gas terminals
- Hotels/motels
- Industrial uses (unless noted under conditional uses)
- Liquor stores
- Massage parlors
- Mobile home park
- Nightclubs
- Pawn shops
- Race tracks
- Restaurants (with drive-through service)
- Self-storage providers
- Standalone surface parking lots
- Truck stops
- Warehousing
- Wholesale sales

What We Expect From You

- On the table: maps, markers, stickers, pens, pencils, Sharpies, Post-Its, index cards
- Discuss as a group which uses you would like to see permitted and prohibited (15 minutes)
- Select one person to present your group's discussions (3 minutes per table)

Contact Information

DonelsonTOD@Nashville-MDHA.org