

CAYCE PLACE

Community Plan Amendment and Specific Plan (SP)
AMENDMENT #1 and #2

CAG, Resident and Town Hall Meetings
August 29, 2017

Kimley»Horn

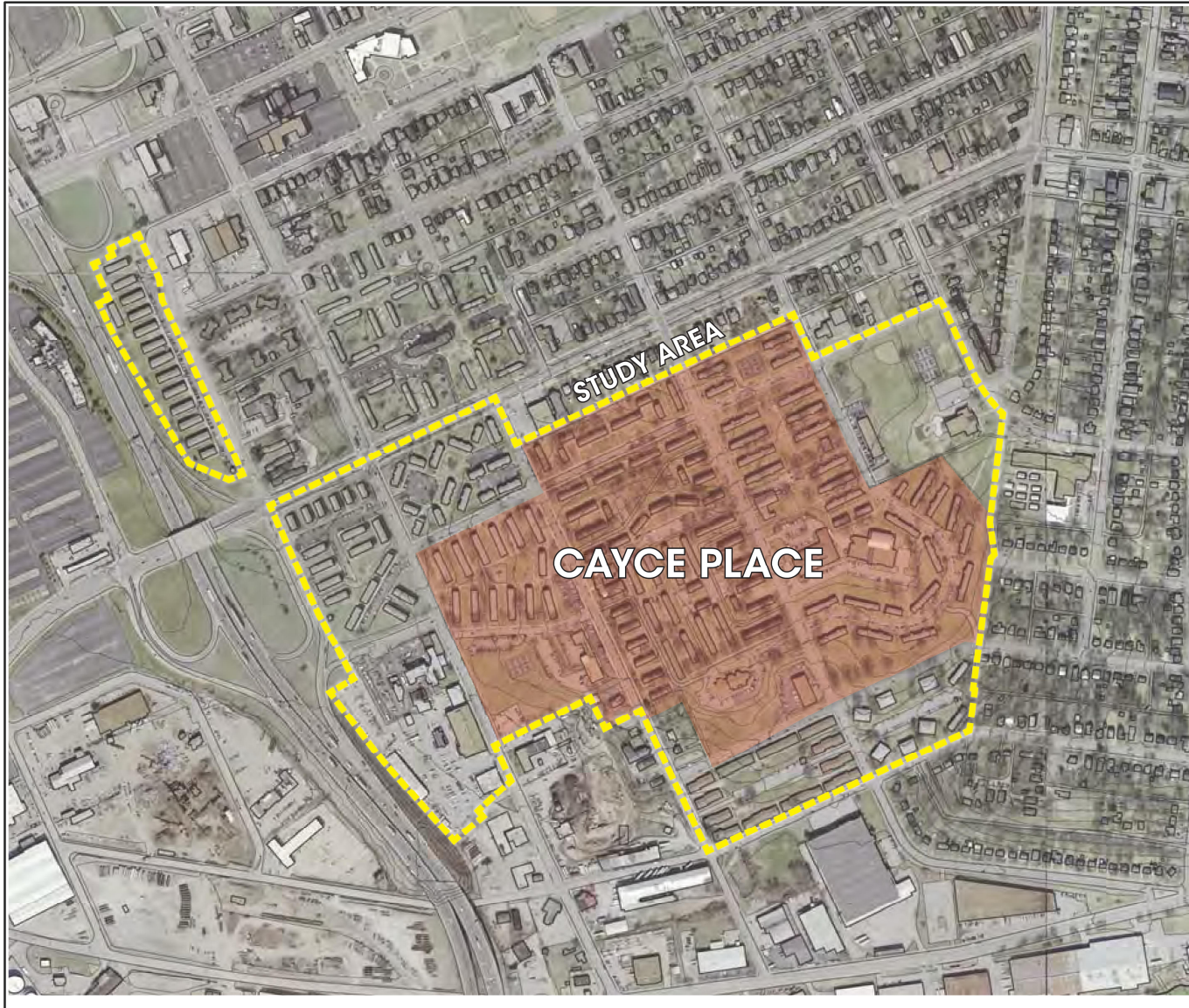


AGENDA

- Project Overview
- Amendment #1
 - Community Plan Amendment
 - Specific Plan Re-zoning
- Amendment #2
 - Community Plan Amendment
 - Specific Plan Re-zoning
- Feedback / Comments / Questions



Envision Cayce Study Area



Envision Cayce Master Plan



**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**

August 23, 2013

Cayce Place
Preliminary Concept



- Smith Gee Studio
- Barge Cauthen & Associates
- Urban Blueprint
- Development Economics
- Duvernay + Brooks, LLC

EJP Consulting Group, LLC

Envision Cayce Goals



- | | |
|--------|--|
| Goal 1 | Accomplish a One-for-One replacement of all assisted units on site; minimize disruption to residents during construction |
| Goal 2 | Maintain economic & cultural diversity of East Nashville |
| Goal 3 | Create a healthy mix of housing choices for many income levels |
| Goal 4 | Create a green, sustainable & financially viable development |
| Goal 5 | Connect with & leverage other local initiatives and stakeholders |
| Goal 6 | Maintain and expand support services and community assets |
| Goal 7 | Improve neighborhood amenities |
| Goal 8 | Address need for access to healthy foods |
| Goal 9 | Reconnect & integrate Cayce Place into community; Leverage nearby opportunities |

DEVELOPMENT AGENCY August 23, 2013

Cayce Place
Preliminary Concept

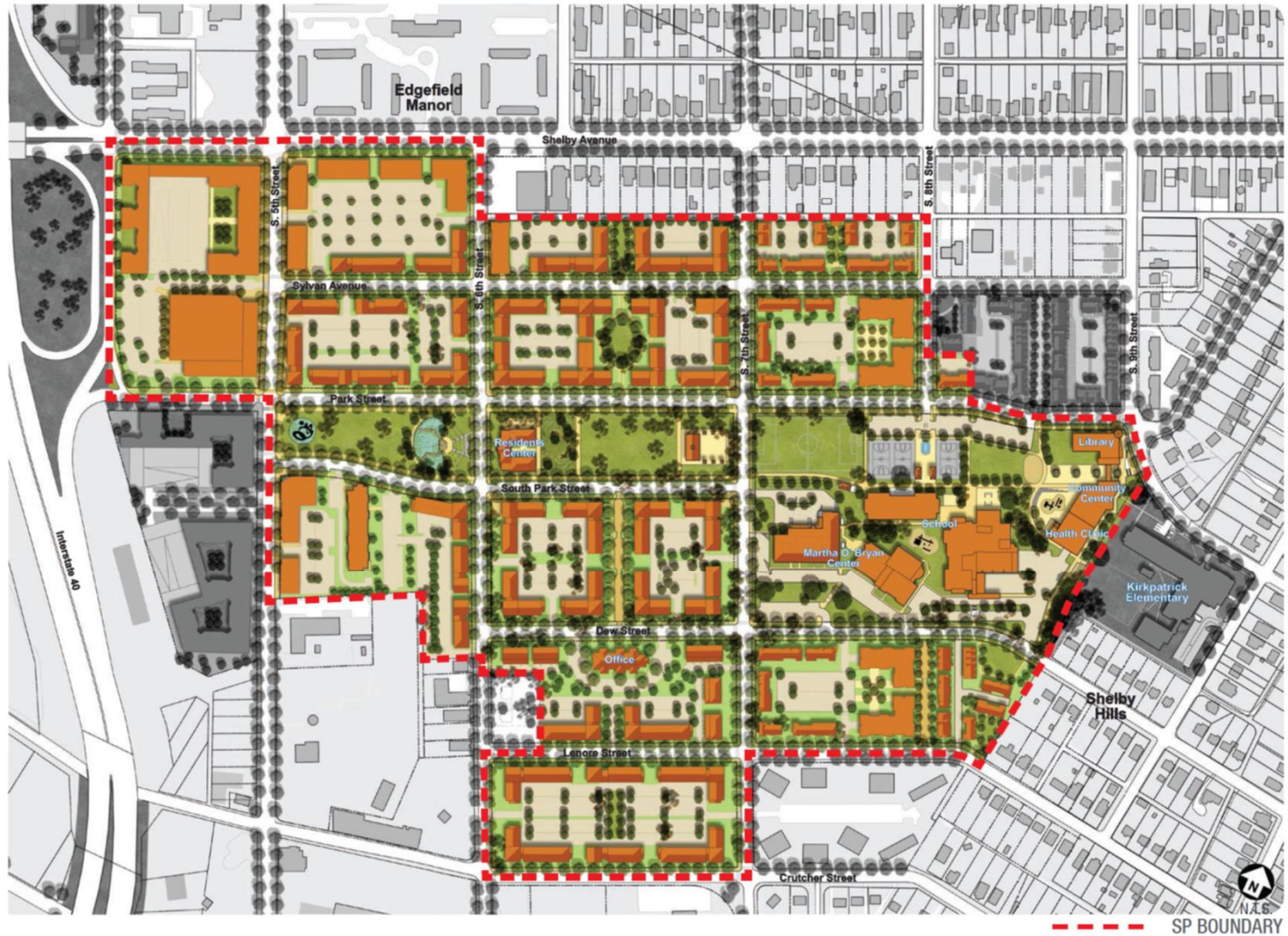


Smith Gee Studio
Borge Gauthier & Associates
Urban Blueprint
Development Economics
Duvernay + Brooks, LLC

Current SP Master Plan

CAYCE PLACE Specific Plan Submittal

Cayce Place Master Plan, 2016



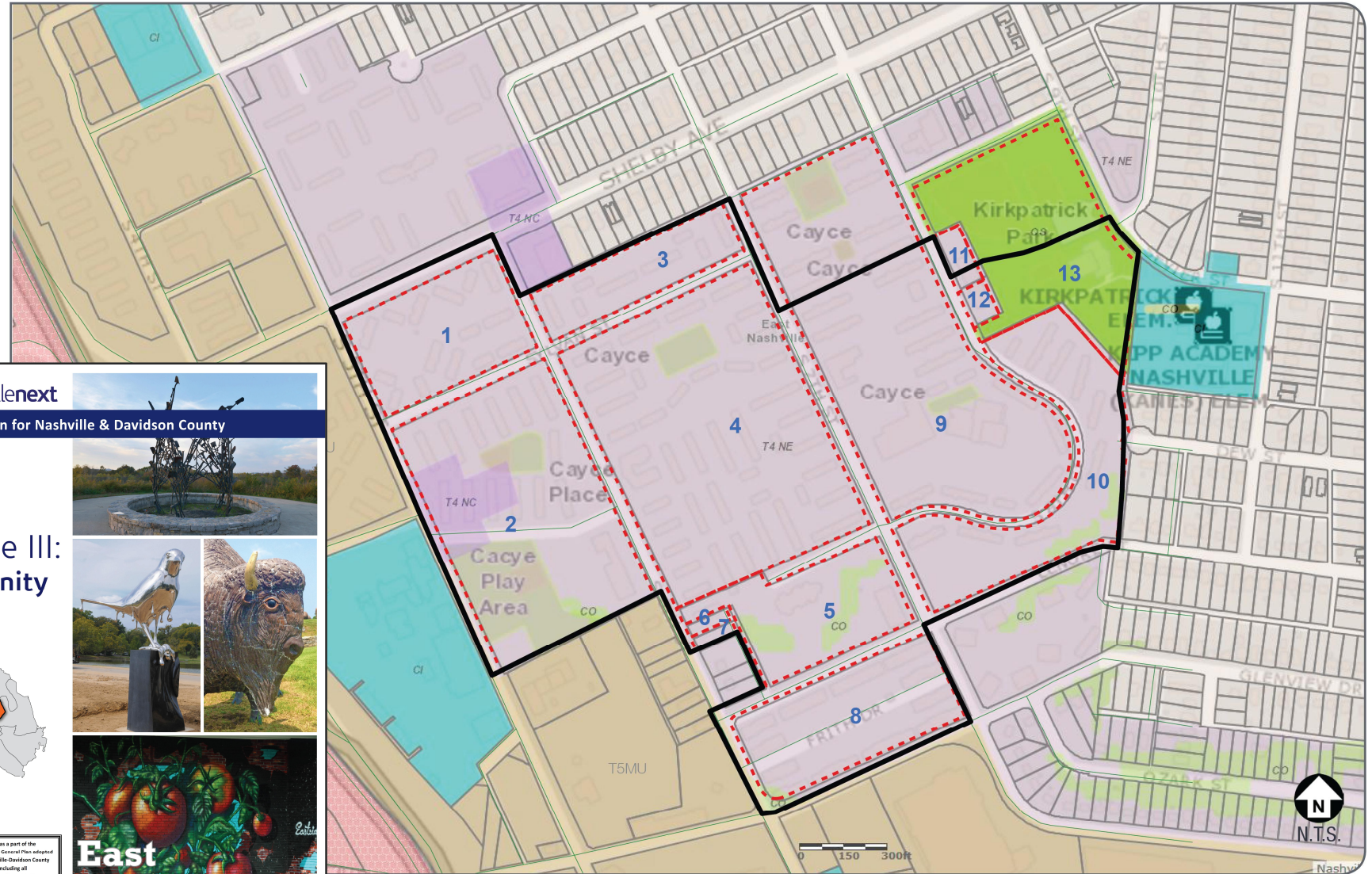
Amendment #1

CAYCE PLACE Specific Plan Submittal

Cayce Place Master Plan, 2017



Community Plan - 2016



nashvillenext

A General Plan for Nashville & Davidson County

Adopted June 22, 2015

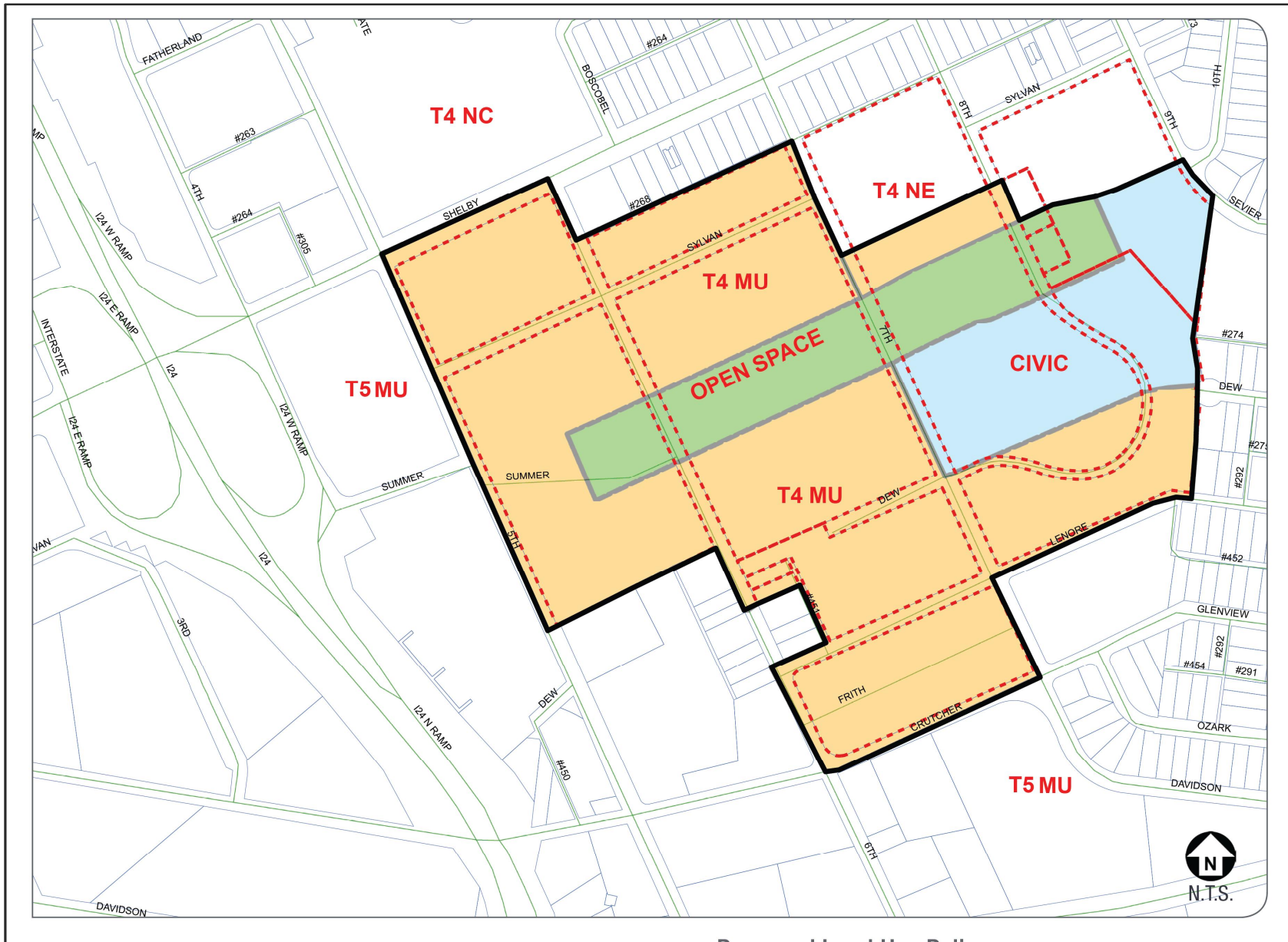
Volume III:
Community
Plans



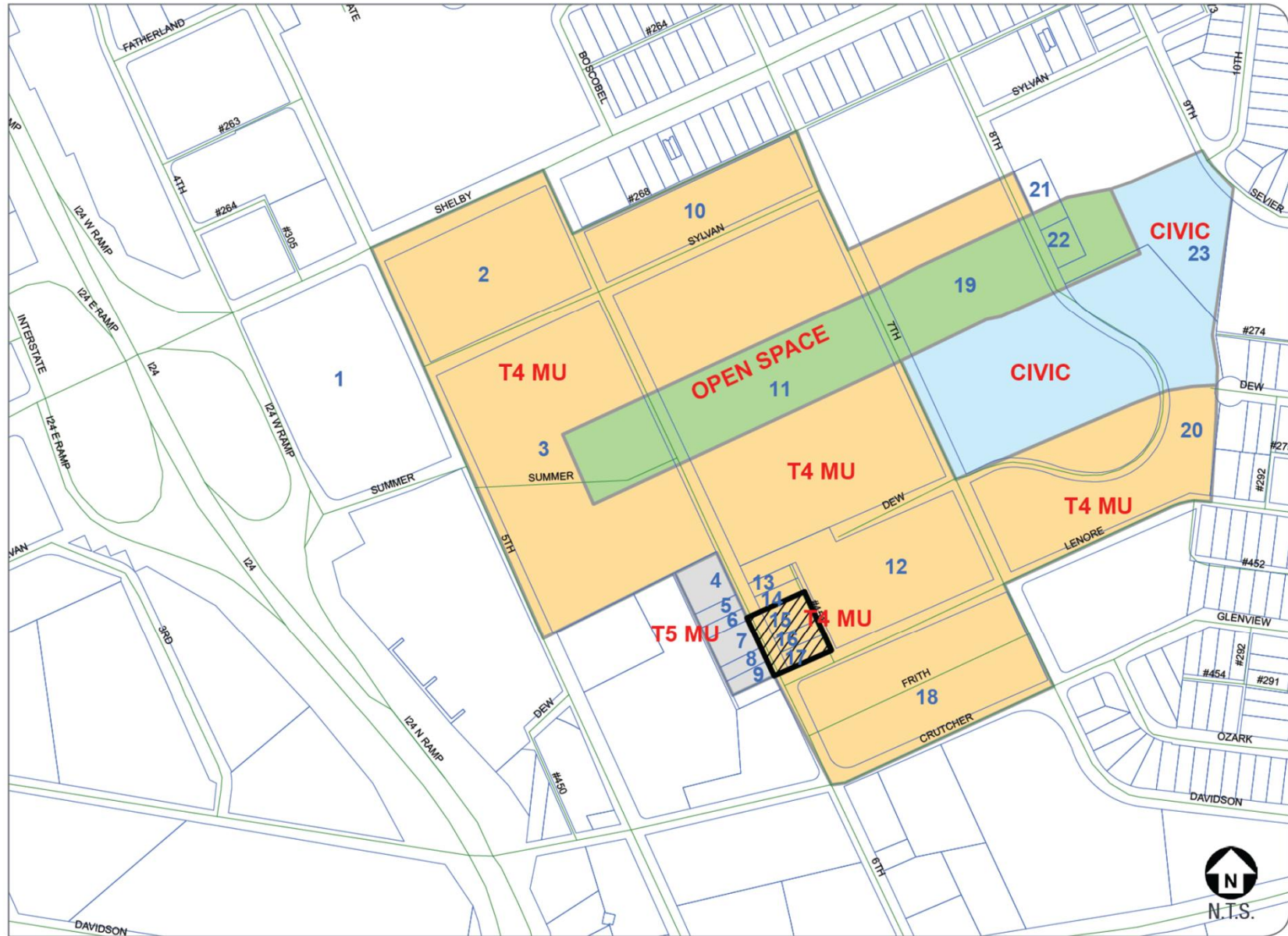
**East
Nashville**



Community Plan - Current



Community Plan – Amendment #1

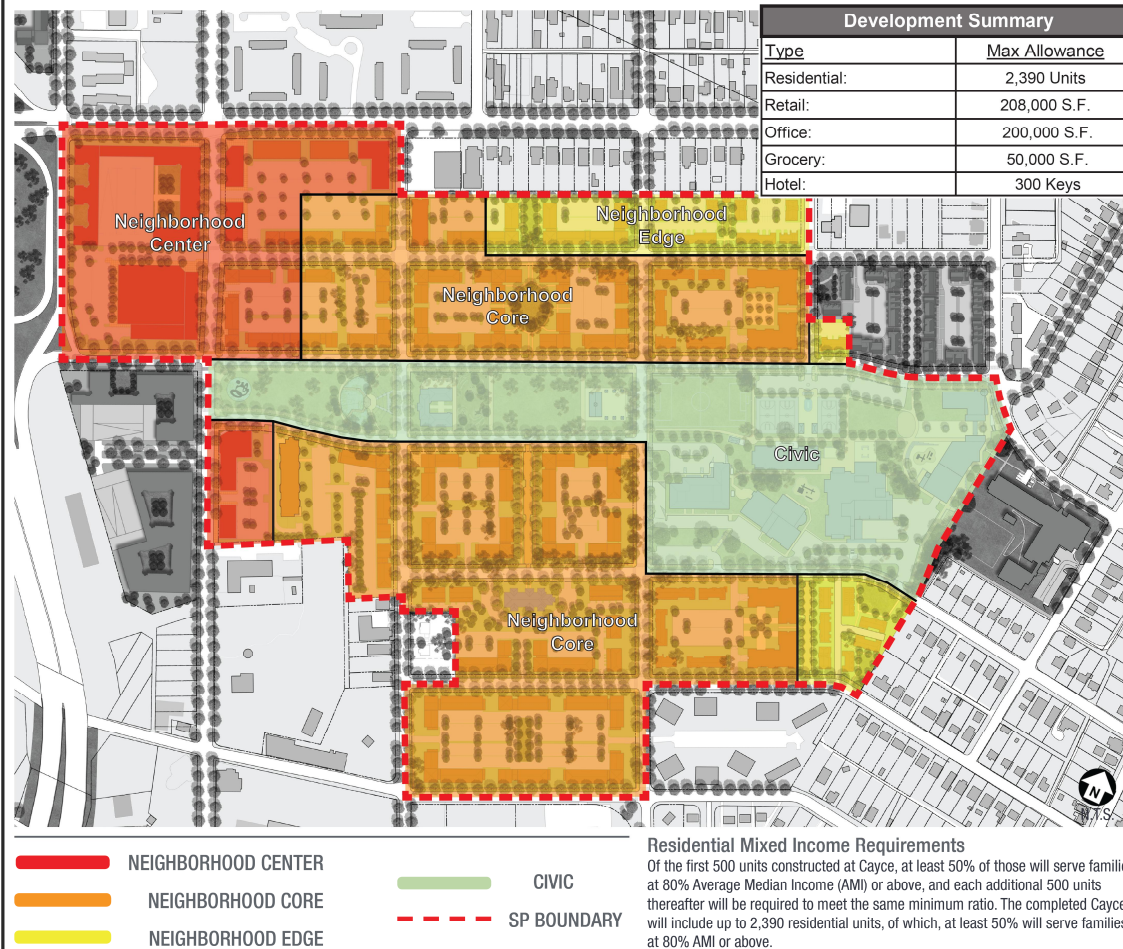


Specific Plan Regulations - Current

CAYCE PLACE

Specific Plan Submittal

Proposed Density Plan



REGULATIONS

Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. The zoning administrator may allow necessary adjustments to the build-to zone based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the Planning Department and any relevant department or agency.

Refer to the Cayce Place Design Guidelines for full regulation standards including building architecture, massing, facades, roofs, materials, access and parking, awnings and canopies, walls and fences, and build-to lines.

Permitted Uses	Neighborhood Center	Neighborhood Core *	Neighborhood Edge	Civic
Single Family		•	•	
Two Family		•	•	
Multi-Family	•		•	
Cultural Center	•	•	•	•
Day Care Center (up to 75)	•	•		•
Day Care Center (over 75)	•	•		•
Day Care Home		•	•	
Day Care- Parent's Day Out	•	•		•
School Day Care		•		•
Religious Institution	•			•
Business School	•			•
Community Education	•			•
Personal Instruction	•	•		•
Financial Institution	•	•		•
General Office	•	•		•
Leasing/Sales Office	•	•	•	•
Animal Hospital	•			•
Assisted-Care Living	•			•
Medical Office	•			•
Medical or Scientific Lab	•			•
Outpatient Clinic	•			•
ATM	•			•
Business Service	•			•
Community Gardening (commercial)	•	•	•	•
Community Gardening (non-commercial)	•	•	•	•
Grocery Store	•			•
Home Improvement Sales	•			•
Hotel/Motel **	•			•
Personal Care Services	•	•		•
Restaurant, Fast-Food	•	•		•
Restaurant, Full-Service	•	•		•
Restaurant, Take-Out	•	•		•
Retail	•	•		•
Multi-Media Production	•	•		•
Greenway	•	•	•	•
Park	•	•	•	•
Recreation Center	•	•		•
Small Outdoor Music Event				•
Temporary Festival				•
Theater	•			•
Theatre	•			•
Pond/Lake				•

* All non-residential is limited to 5,000 square feet of neighborhood serving commercial uses in locations designated on page 12.

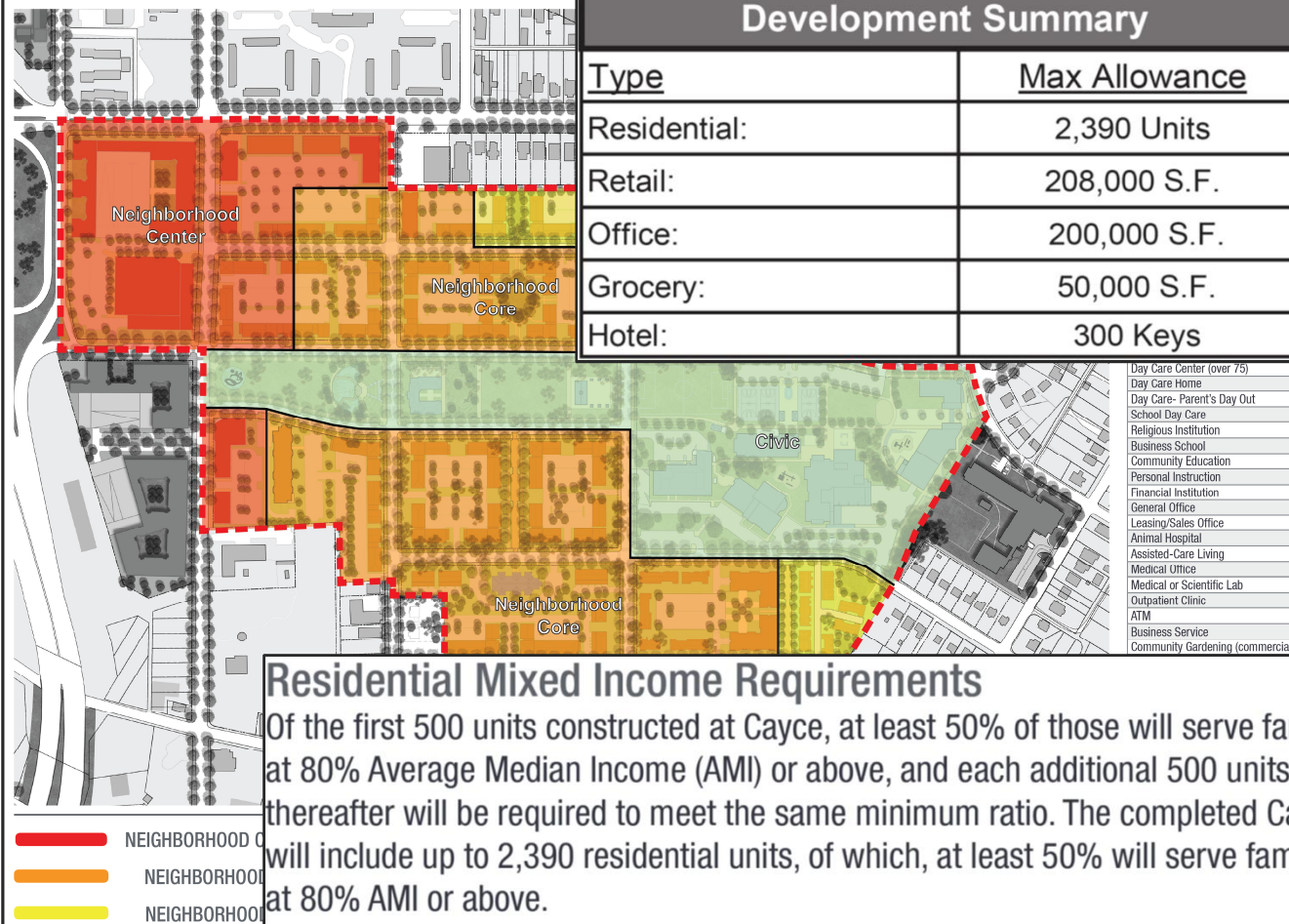
** Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.

Specific Plan Regulations - Current

CAYCE PLACE

Specific Plan Submittal

Proposed Density Plan



Any SP plan may be approved by the Planning Commission or its designee based upon site design and actual site conditions. All modifications shall be consistent with the intent of the approved plan. Modifications shall not be permitted, except through an ordinance which increases the permitted density or floor area, add uses not otherwise permitted, eliminate uses contained in the plan as adopted through this enacting ordinance, or add vehicular access to the lot. The zoning administrator may allow necessary adjustments to the build-to-line easements are within the build-to-zone and unusual circumstances require that the easement be reduced. The zoning administrator may allow necessary adjustments to the build-to-line easement if they do not affect existing and future land uses and site conditions in the general vicinity after receiving a request from the applicant. This section shall be subject to review and approval by the Planning Department and any relevant department or agency.

Guidelines for full regulation standards including building architecture, massing, facades, signage, awnings and canopies, walls and fences, and build-to lines.


[illegible]

Residential Mixed Income Requirements

Of the first 500 units constructed at Cayce, at least 50% of those will serve families at 80% Average Median Income (AMI) or above, and each additional 500 units thereafter will be required to meet the same minimum ratio. The completed Cayce will include up to 2,390 residential units, of which, at least 50% will serve families at 80% AMI or above.

** Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.

Specific Plan Regulations - Current

CAYCE PLACE Specific Plan Submittal		Permitted Uses	Neighborhood Center	Neighborhood Core *	Neighborhood Edge	Civic
Proposed Density Plan  <p> ■ NEIGHBORHOOD CENTER ■ NEIGHBORHOOD CORE ■ NEIGHBORHOOD EDGE ■ CIVIC --- SP BOUNDARY </p> <p>August 2016</p>		Single Family		•	•	
		Two Family		•	•	
		Multi-Family	•	•	•	
		Cultural Center	•	•	•	•
		Day Care Center (up to 75)	•	•		•
		Day Care Center (over 75)	•	•		•
		Day Care Home		•	•	
		Day Care- Parent's Day Out	•	•		•
		School Day Care				•
		Religious Institution	•			•
		Business School	•			•
		Community Education	•			•
		Personal Instruction	•	•		•
		Financial Institution	•			
		General Office	•	•		
		Leasing/Sales Office	•	•	•	•
		Animal Hospital	•			
		Assisted-Care Living	•			
		Medical Office	•			•
		Medical or Scientific Lab	•			•
		Outpatient Clinic	•			•
		ATM	•			
		Business Service	•			
		Community Gardening (commercial)	•	•	•	•
		Community Gardening (non-commercial)	•	•	•	•
		Grocery Store	•			
		Home Improvement Sales	•			
		Hotel/Motel **	•			
		Personal Care Services	•	•		
		Restaurant, Fast-Food	•	•		•
		Restaurant, Full-Service	•			•
		Restaurant, Take-Out	•	•		•
		Retail	•	•		•
		Multi-Media Production	•	•		
		Greenway	•	•	•	•
		Park	•	•	•	•
		Recreation Center	•	•		•
		Small Outdoor Music Event				•
		Temporary Festival				•
		Theater	•			•
		Theatre	•			•
		Pond/Lake				•

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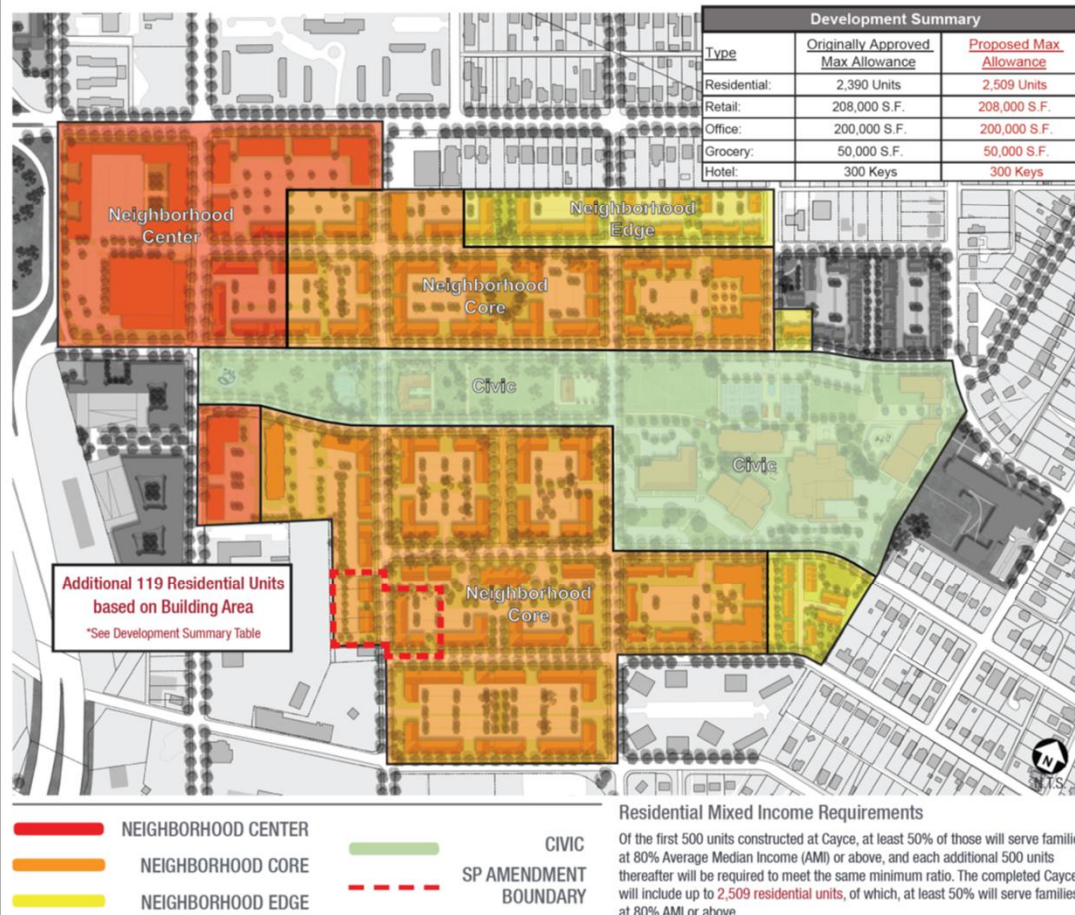
** Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.

Specific Plan Regulations – Amendment #1

CAYCE PLACE Specific Plan Submittal

SP #2016SP-076-002
Amendment #1

Proposed Density Plan



REGULATIONS

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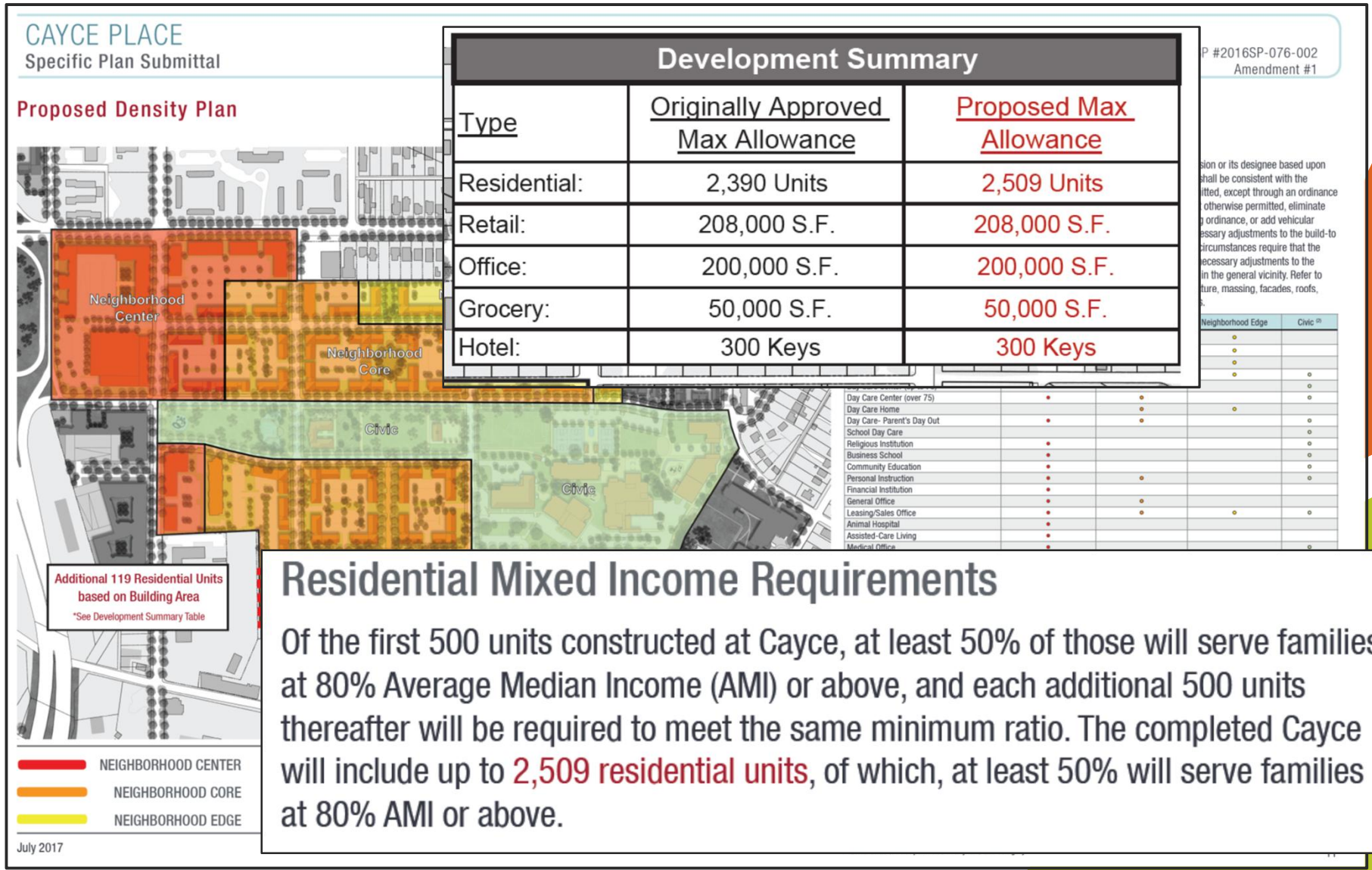
Permitted Uses ^(a)	Neighborhood Center	Neighborhood Core ^(b)	Neighborhood Edge	Civic ^(c)
Single Family		•	•	
Two Family		•	•	
Multi-Family	•	•	•	
Cultural Center	•	•	•	•
Day Care Center (up to 75)	•	•	•	•
Day Care Center (over 75)	•	•	•	•
Day Care Home		•	•	
Day Care-Parent's Day Out	•	•		•
School Day Care				•
Religious Institution	•			•
Business School	•			•
Community Education	•			•
Personal Instruction	•	•		•
Financial Institution	•	•		•
General Office	•	•		•
Leasing/Sales Office	•	•	•	•
Animal Hospital	•			
Assisted-Care Living	•			
Medical Office	•			•
Medical or Scientific Lab	•			•
Outpatient Clinic	•			•
ATM	•			
Business Service	•			
Community Gardening (commercial)	•	•	•	•
Community Gardening (non-commercial)	•	•	•	•
Grocery Store	•			
Home Improvement Sales	•			
Hotel/Motel ^(d)	•			
Personal Care Services	•	•		
Restaurant, Fast-Food	•	•		•
Restaurant, Full-Service	•	•		•
Restaurant, Take-Out	•	•		•
Retail	•	•		•
Multi-Media Production	•	•		•
Greenway	•	•	•	•
Park	•	•	•	•
Recreation Center	•	•		
Small Outdoor Music Event				•
Temporary Festival				•
Theater	•			•
Theatre	•			•
Pond/Lake				•

Residential Mixed Income Requirements

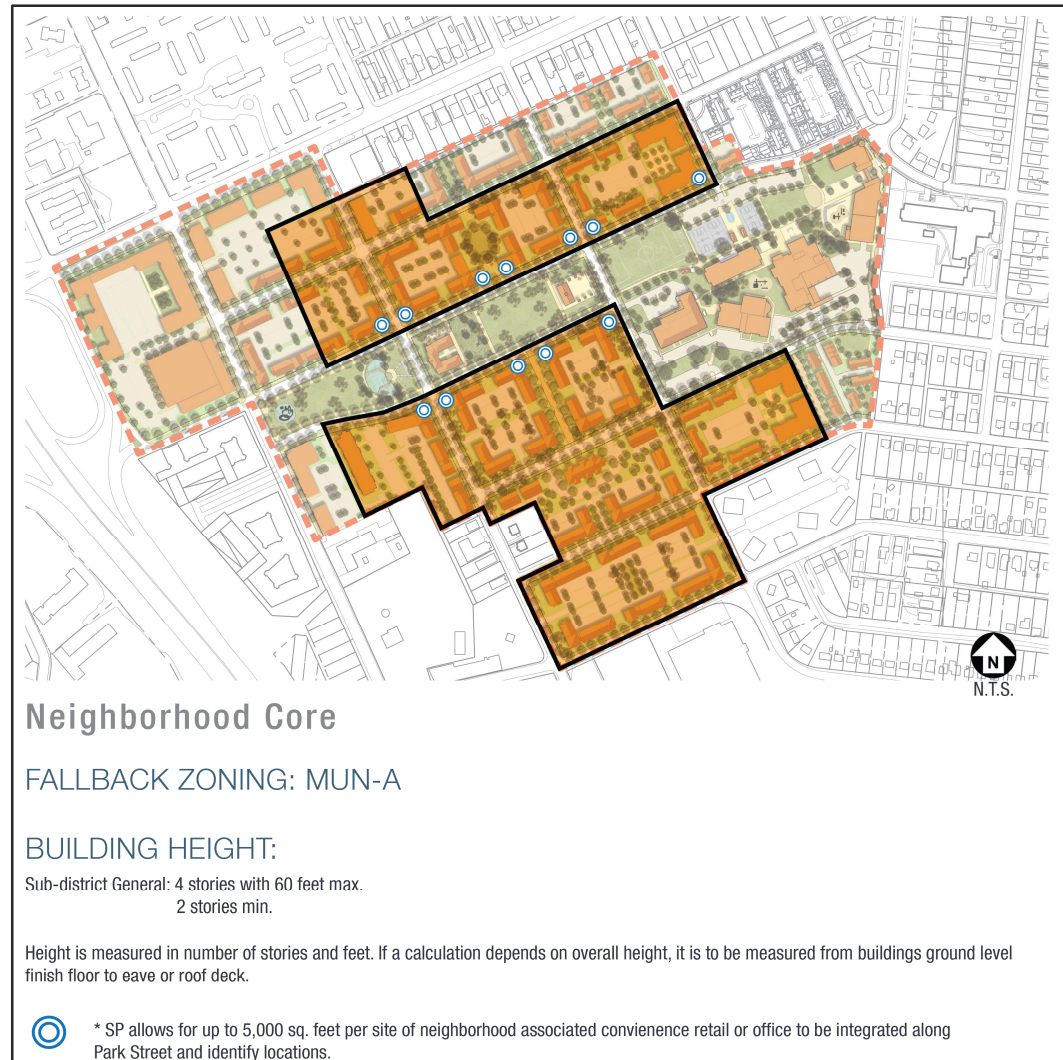
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^(a) All non-residential is limited to 5,000 square feet of neighborhood serving commercial uses in locations designated on page 12.
^(b) Neighborhood serving commercial is limited to 10,000 square feet in locations designated on page 13.
^(c) Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.
^(d) Drive-thrus are not permitted in any land use category.

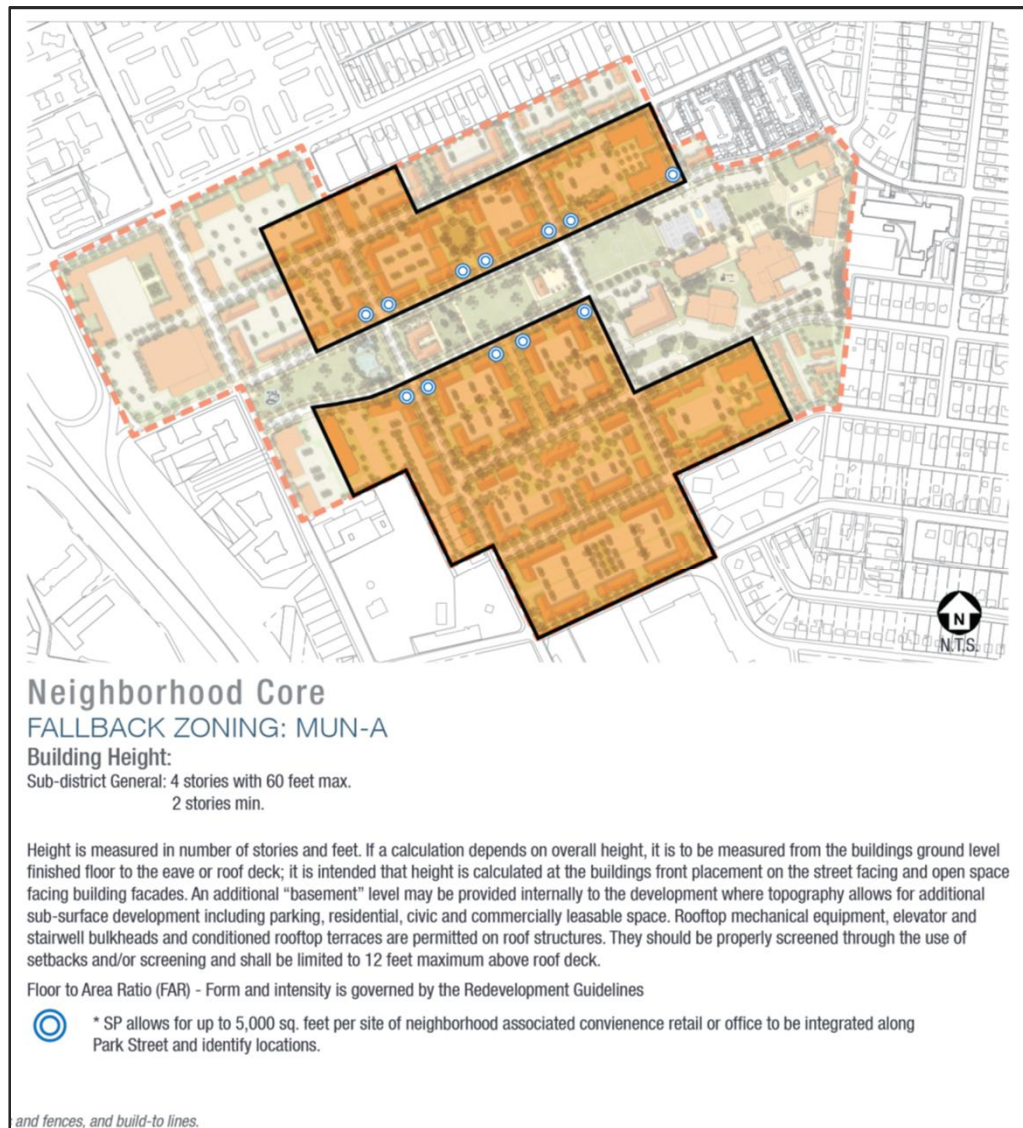
Specific Plan Regulations – Amendment #1



Sub-district – Neighborhood Core - Current



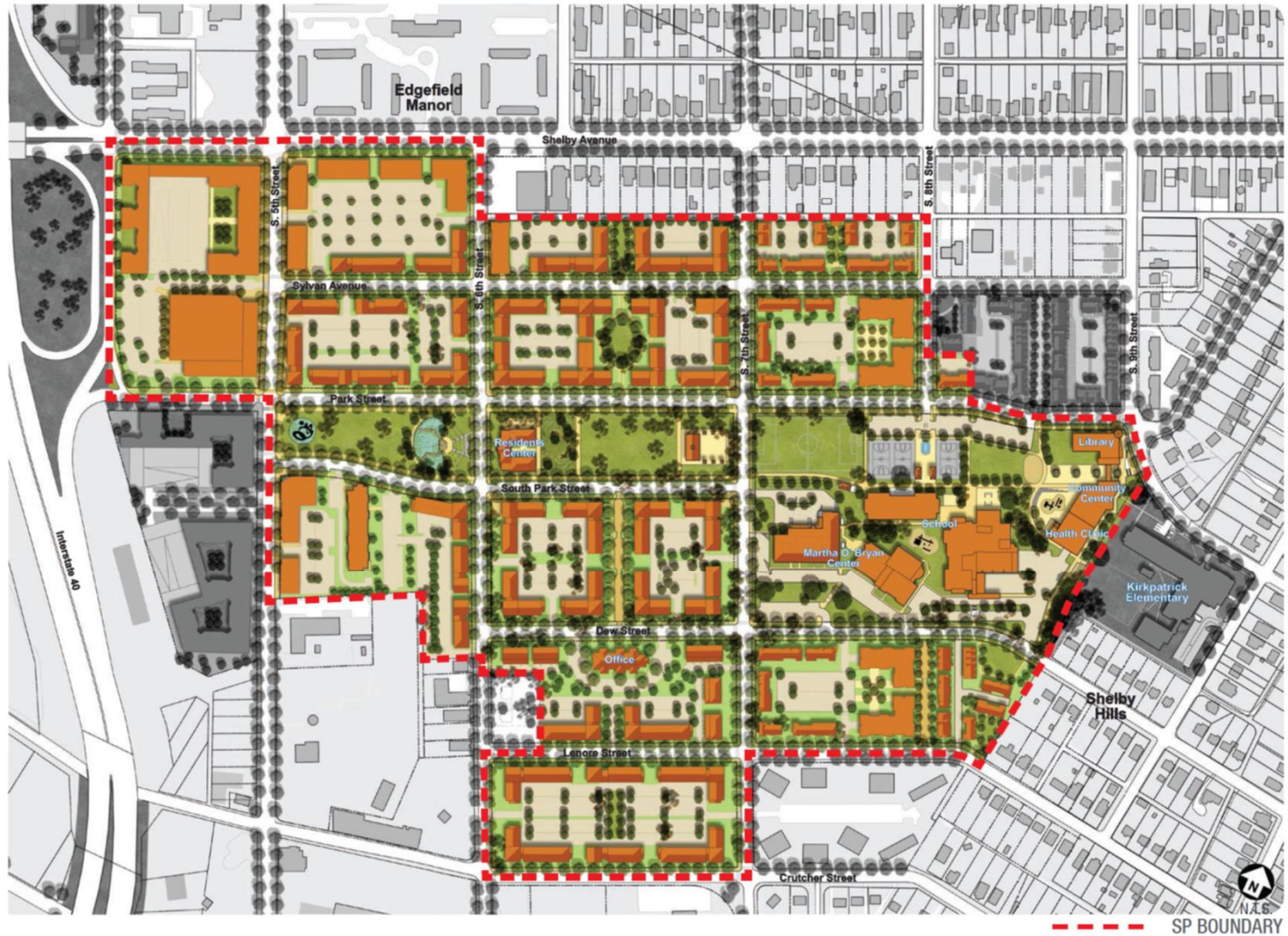
Sub-district – Neighborhood Core - Amendment



Current SP Master Plan

CAYCE PLACE Specific Plan Submittal

Cayce Place Master Plan, 2016



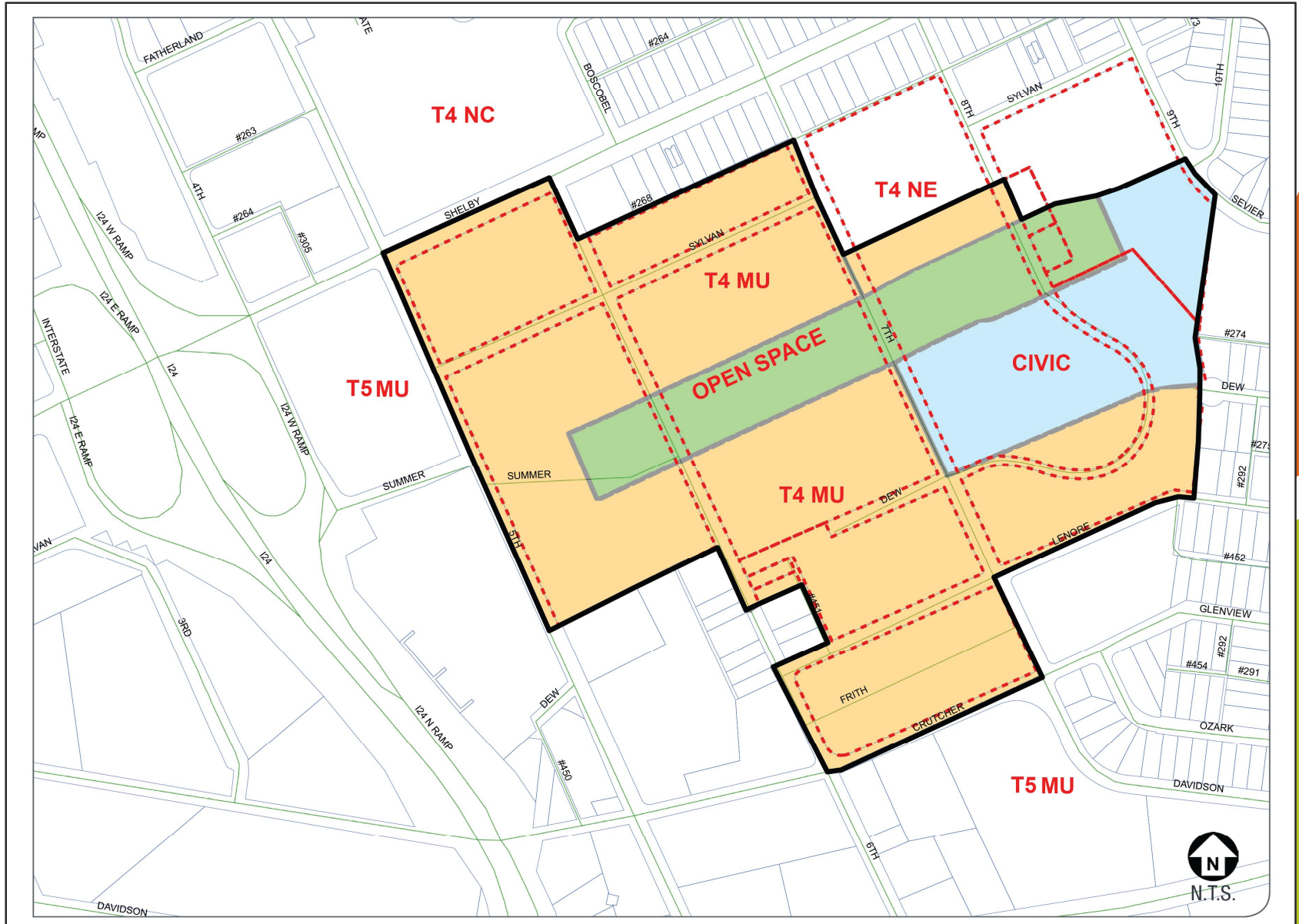
Amendment #2

CAYCE PLACE Specific Plan Submittal

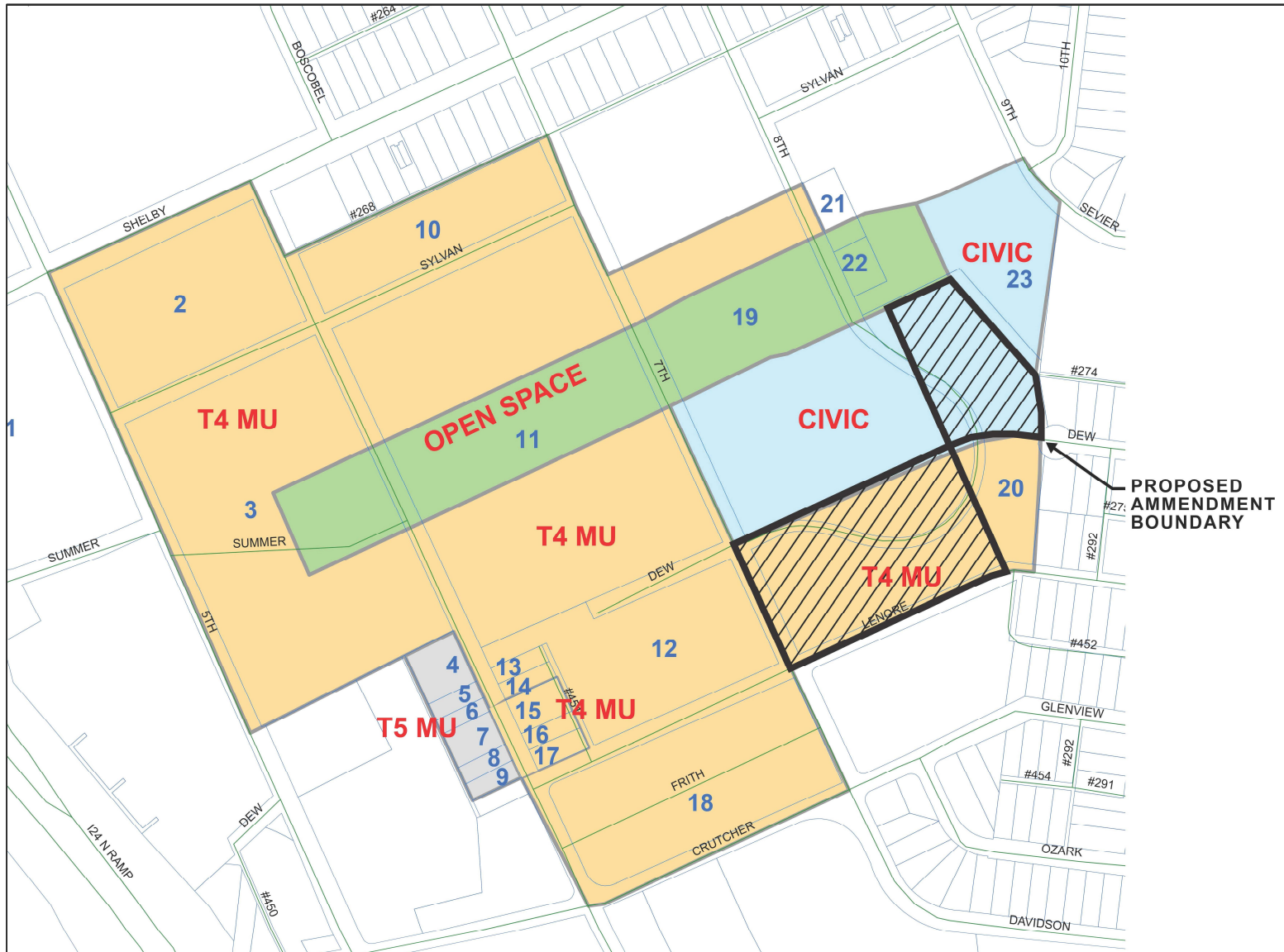
Cayce Place Master Plan, 2017



Community Plan - Current



Community Plan – Amendment #2

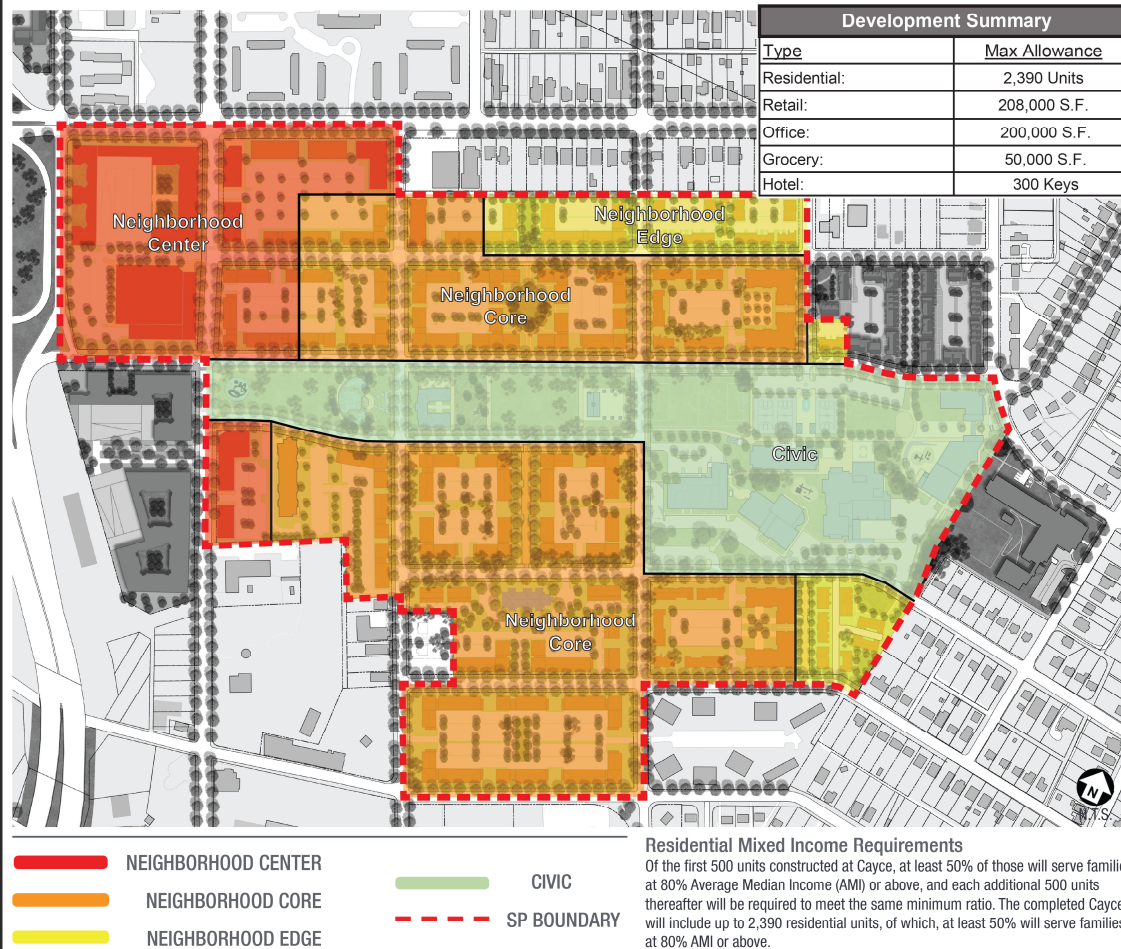


Specific Plan Regulations - Current

CAYCE PLACE

Specific Plan Submittal

Proposed Density Plan



REGULATIONS

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Permitted Uses	Neighborhood Center	Neighborhood Core *	Neighborhood Edge	Civic
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Two Family		•	•	
Multi-Family	•		•	
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Day Care Center (up to 75)	•	•		•
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Day Care Home		•	•	
Day Care- Parent's Day Out	•	•		•
School Day Care		•		•
Religious Institution	•			•
Business School	•			•
Community Education	•			•
Personal Instruction	•	•		•
Financial Institution	•			•
General Office	•	•		•
Leasing/Sales Office	•	•	•	•
Animal Hospital	•			•
Assisted-Care Living	•			•
Medical Office	•			•
Medical or Scientific Lab	•			•
Outpatient Clinic	•			•
ATM	•			•
Business Service	•			•
Community Gardening (commercial)	•	•	•	•
Community Gardening (non-commercial)	•	•	•	•
Grocery Store	•			•
Home Improvement Sales	•			•
Hotel/Motel **	•			•
Personal Care Services	•	•		•
Restaurant, Fast-Food	•	•		•
Restaurant, Full-Service	•	•		•
Restaurant, Take-Out	•	•		•
Retail	•	•		•
Multi-Media Production	•	•		•
Greenway	•	•	•	•
Park	•	•	•	•
Recreation Center	•	•		•
Small Outdoor Music Event				•
Temporary Festival				•
Theater	•			•
Theatre	•			•
Pond/Lake				•

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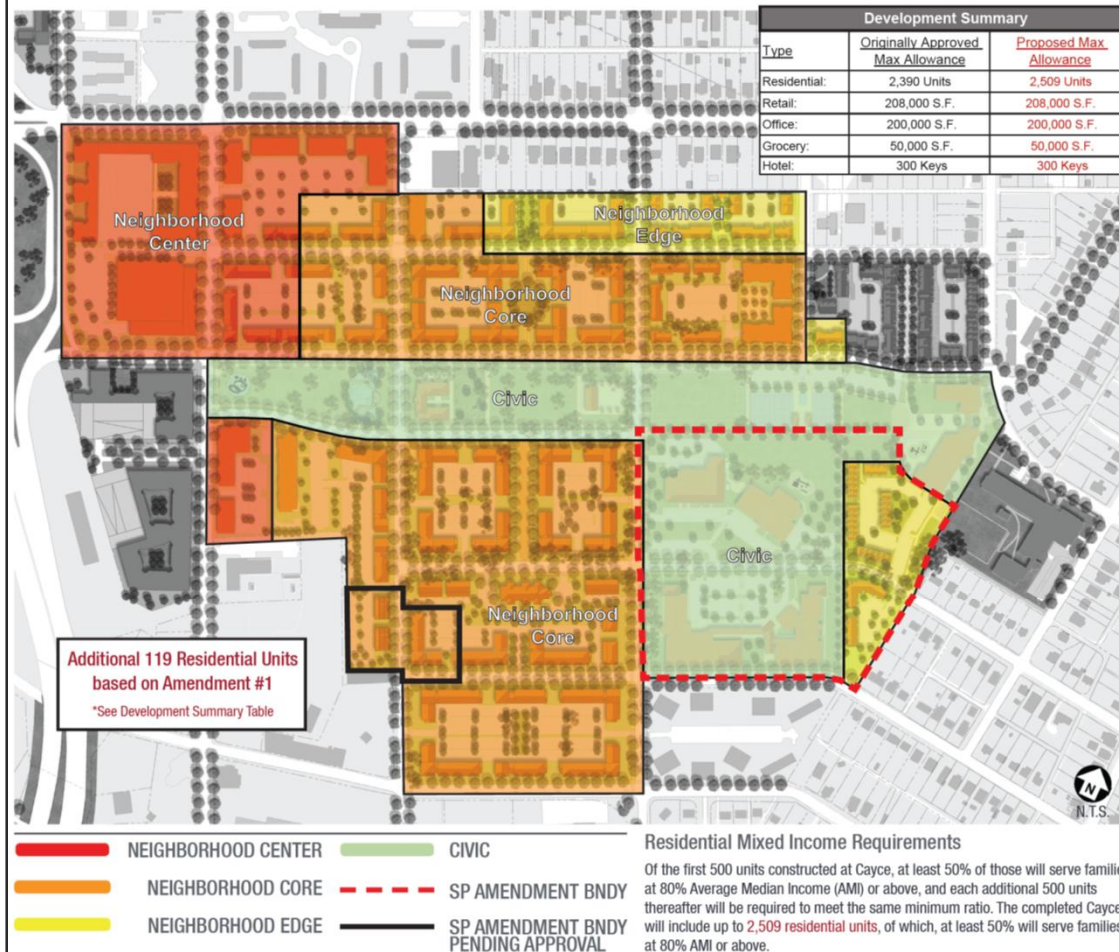
** Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.

Specific Plan Regulations – Amendment #2

CAYCE PLACE Specific Plan Submittal

SP #2016SP-076-003
Amendment #2

Proposed Density Plan



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Permitted Uses ⁽¹⁾	Neighborhood Center	Neighborhood Core ⁽²⁾	Neighborhood Edge	Civic ⁽³⁾
Single Family		•	•	
Two Family		•	•	
Multi-Family	•	•	•	
Cultural Center	•	•	•	•
Day Care Center (up to 75)	•	•	•	•
Day Care Center (over 75)	•	•	•	•
Day Care Home		•	•	
Day Care- Parent's Day Out	•	•		•
School Day Care				•
Religious Institution	•			•
Business School	•			•
Community Education	•			•
Personal Instruction	•	•		•
Financial Institution	•	•		•
General Office	•	•		•
Leasing/Sales Office	•	•	•	•
Animal Hospital	•			
Assisted-Care Living	•			
Medical Office	•			•
Medical or Scientific Lab	•			•
Outpatient Clinic	•			•
ATM	•			
Business Service	•			
Community Gardening (commercial)	•	•	•	•
Community Gardening (non-commercial)	•	•	•	•
Grocery Store	•			
Home Improvement Sales	•			
Hotel/Motel ⁽⁴⁾	•			
Personal Care Services	•	•		
Restaurant, Fast-Food	•	•		•
Restaurant, Full-Service	•	•		•
Restaurant, Take-Out	•	•		•
Retail	•	•		•
Multi-Media Production	•	•		•
Greenway	•	•	•	•
Park	•	•	•	•
Recreation Center	•	•		•
Small Outdoor Music Event				•
Temporary Festival				•
Theater	•			•
Theatre	•			•
Pond/Lake				•

Residential Mixed Income Requirements

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⁽¹⁾ All non-residential is limited to 5,000 square feet of neighborhood serving commercial uses in locations designated on page 12.

⁽²⁾ Neighborhood serving commercial is limited to 10,000 square feet in locations designated on page 13.

⁽³⁾ Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.

⁽⁴⁾ Drive-thrus are not permitted in any land use category.

Sub-district – Neighborhood Edge - Current



Neighborhood Edge

FALLBACK ZONING: RM20-A

BUILDING HEIGHT:

Sub-district General: 3 stories within 45 feet max.
All: 2 stories min.

Properties fronting South 9th Street and properties abutting Shelby Hills between Dew and Lenore Streets shall be limited to 2 stories within 26 ft. max. Properties between Shelby and Sylvan streets shall limit height to 2 stories within 26 ft. max measured from the midpoint of the block between Sylvan Street and the shared alley (#268).

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from buildings ground level finish floor to eave or roof deck.

Sub-district – Neighborhood Edge – Amendment #2



Sub-district – Civic and Institutional - Current

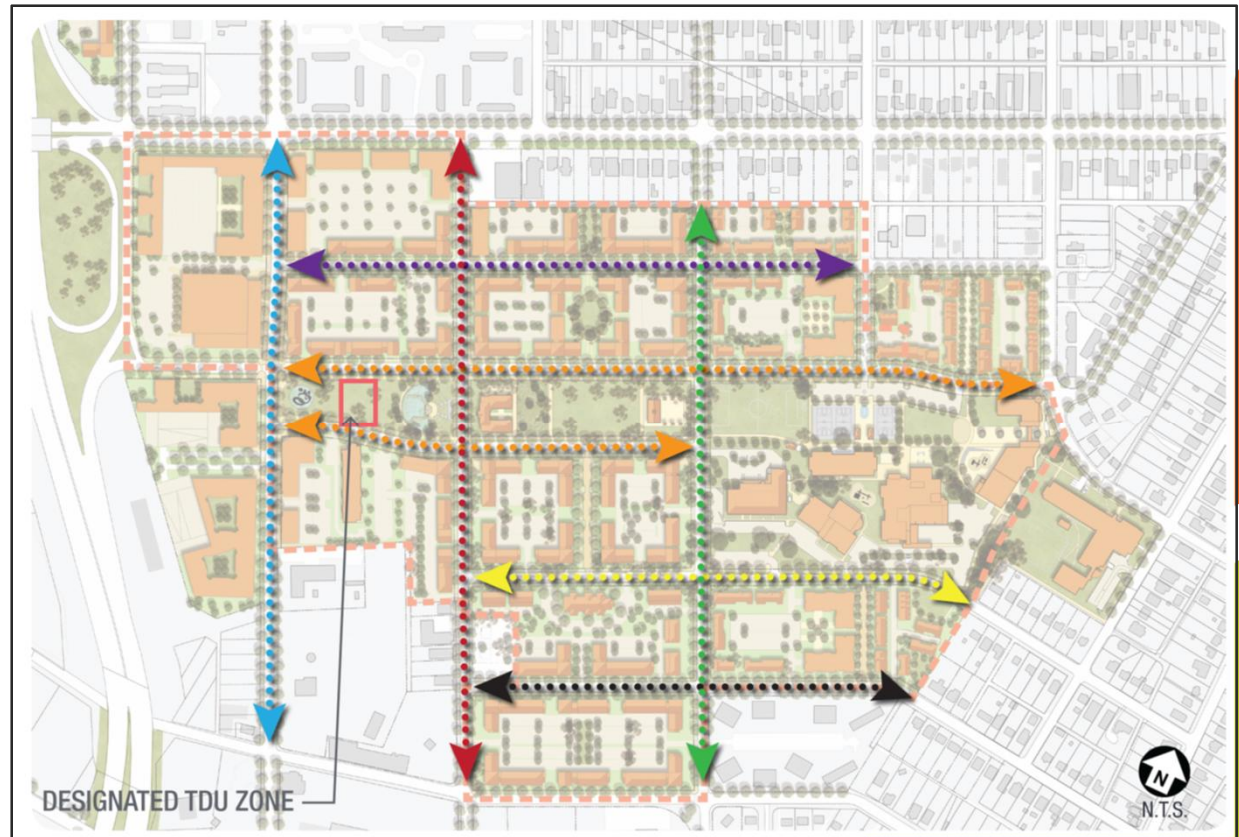


Sub-district – Civic and Institutional – Amendment #2



Tree Requirements

- New Tree Density Worksheet
- Tree Replacement Worksheet encourages tree save
- 3.5" caliper street trees



Green Vase Zelkova



Frontier Elm



Greenspire Little
Leaf Linden



London Planetree



Sunburst Thornless
Honeylocust



Flame Amur Maple
NES Approved



Eastern Red bud
NES Approved

Street Sections

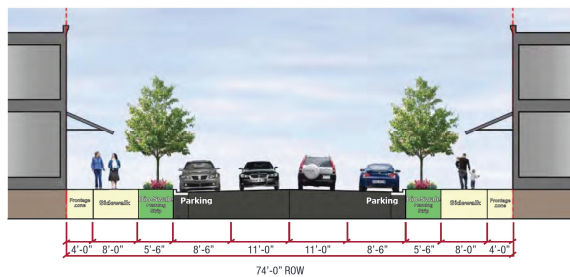
CAYCE PLACE

Specific Plan Submittal

SP #2016SP-076-001

Pedestrian Experience and Street Sections

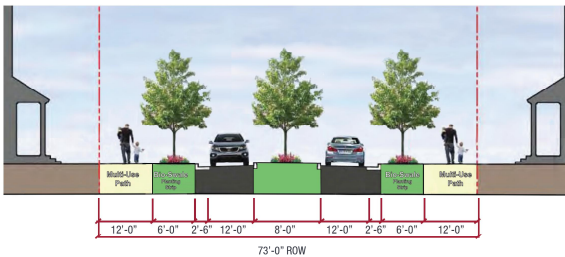
These cross sections may vary pending the approval of the Traffic Study submittal with each Final SP.



NEIGHBORHOOD CENTER

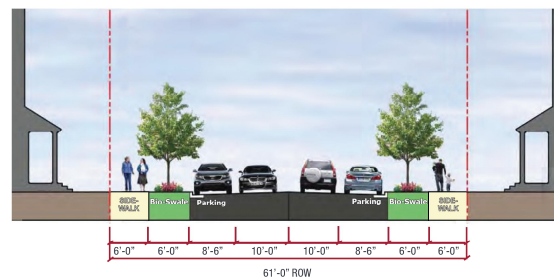
The streets in the neighborhood center are designed for higher traffic volumes and parking demand with wider streets and on-street parking. Striped on-street parking on both sides of the commercial street will calm traffic for pedestrians and provide convenient parking for commercial tenants within the center. Paver crosswalks at intersections combined with street trees, cafe seating, and streetscape amenities within the wide sidewalk space will create a high quality pedestrian environment in the heart of Cayce.

On-street parking needs additional evaluation and may be removed with the Final SP pending final design and approval from MPW and TDOT.



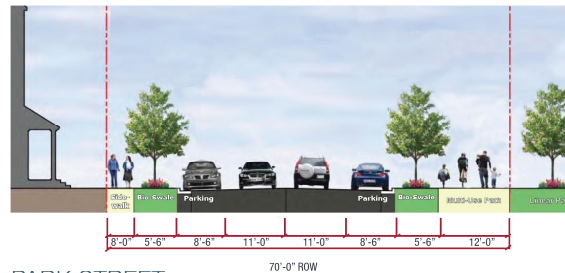
7TH STREET

Another collector street, 7th street is a critical piece in ensuring the overall connectivity of the Cayce Homes community. The development of a multi-use pathway along the east side of the street will provide a strong connection between the civic center, open spaces, and housing for community members. Existing travel lanes will largely remain the same with on-street parking adjacent to housing and open space amenities to accommodate for all users of the community development.



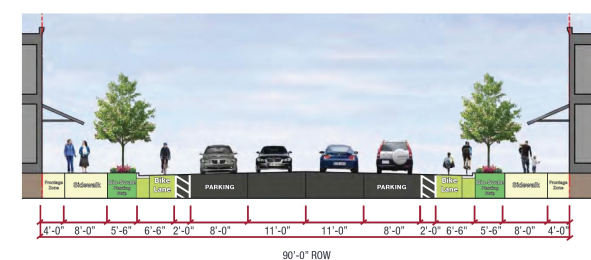
RESIDENTIAL STREETS

Residential streets facilitate circulation throughout the community. Streets will have on-street parking adjacent to housing to accommodate guests within the community. These streets are intended for lower residential traffic volumes and connect residents to the multiple open space amenities and community resources. They will contain wide sidewalks with vegetated planting strips and street trees. Some lower volume residential streets may be narrower to discourage high speeds and excessive through traffic.



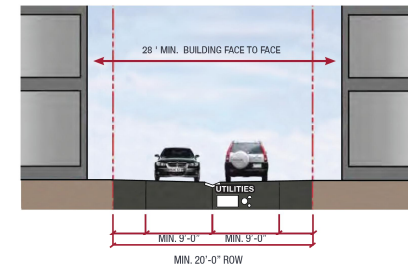
PARK STREET

The Park Street corridors support an important connection between the residential areas and the linear park. The park has great value among Cayce Place, creating a community center with programmed open space, multi-age playground facilities, and opportunity for entertainment. The park will encourage many local residents to travel to its amenities, creating an important demand to implement safe, reliable, and efficient routes of travel throughout the parks frame. The creation of multi-use paths will provide this needed access, allowing for dependable connections. Bio-swales hug either side of the streets, establishing an enjoyable environment, promoting the parks use while creating efficient and aesthetic stormwater management solutions.



5TH STREET

As a collector street within the community, 5th street provides a multi-modal option with the incorporation of protected bike lanes on either side of the drive lanes. These streets are intended for higher traffic volumes and connect residents to the community amenities. Adjacent to commercial development, adequate on-street parking will be placed to accommodate all guests of the community.



ALLEY STREET

The Alley is designed to function as a multi-use service road for residents and other personnel to access the adjacent residential buildings. Although not intended for through traffic, the alley provides alternative space for roadway disturbances such as parked cars, delivery vehicles, and maintenance vehicles to use removing them from residential streets all while improving the safety of the pedestrian realm in the neighborhood. The Alley will also house all of the necessary major public utilities such as electric, water, and sewer for the neighboring properties providing an ease of access for when maintenance is required.

ZONING SCHEDULE

Amendment #1

Planning Commission – August 10th – APPROVED with Conditions

Metro Council 1st Reading – September 5th

Metro Council Public Hearing – October 3rd

Metro Council 3rd Reading – October 17th

Effective Date – November 7th

Amendment #2

Planning Commission – September 14th

Metro Council 1st Reading – October 3rd

Metro Council Public Hearing – November 7th

Metro Council 3rd Reading – November 21st

Effective Date – December 5th

