

**COMMUNITY MEETING AND PUBLIC HEARING NOTICE REGARDING REQUESTED
COMMUNITY PLAN AMENDMENT (Case # 2009CP-012-002) IN THE SOUTHEAST
QUADRANT OF NOLENSVILLE PIKE AND BURKITT ROAD**

WHEN IS THE COMMUNITY MEETING?

The Metropolitan Planning Department will hold a community meeting on **Monday April 6th at 6:30 PM** in the cafeteria at **Oliver Middle School, 6211 Nolensville Pike** (west side of Nolensville Pike; entrance approximately 600 feet south of Bienville Dr.). The purpose of the meeting is to provide information and discuss a request to amend the *Southeast Community Plan: 2004 Update* for the Nolensville Pike / Burkitt Road area as shown on the graphic on the reverse side of this notice. You have received this notice because either 1) you are a property owner within the ¼ mile notification area surrounding the site of the requested plan amendment or 2) you represent a group or organization that is potentially affected by the request.

WHAT IS THE CURRENT POLICY? The current land use policy is “*Neighborhood Center (NC)*” for most of the site. It is “*Neighborhood General (NG)*” along the site’s eastern and southern edges (see graphic). Additionally, the portion of the site to which “NG” policy applies lies within the community plan’s “*Special Policy Area 6*” (see description below). Finally, the subject site is within areas defined as “Infrastructure Deficiency Areas” for transportation and public schools (see reference below.)

Neighborhood Center policy areas are envisioned to be small “walk-to” centers of activity serving the surrounding neighborhood to meet daily convenience needs and/or provide a place to gather and socialize. *Neighborhood General* policy areas are intended to be well-designed walkable mostly residential areas with a variety of housing types and intensities to meet a spectrum of needs. They may also contain residentially-oriented civic and public benefit uses such as schools, parks and places of worship.

The language of *Special Policy Area 6* is as follows:

“This special policy applies to the Neighborhood General areas along Nolensville Pike in the vicinity of Pettus and Burkitt Roads. The average density of each of the planned Neighborhood General neighborhoods should not exceed nine housing units per acre. All other criteria for Neighborhood General neighborhoods (Standard Policy 14 in *Land Use Policy Application*)” shall apply.”

Go on-line to: <http://www.nashville.gov/mpc/subarea/subarea12.htm> and click on the links entitled “Part 1” through “Part 9” under the heading ‘Southeast Community Plan – Adopted July 22, 2004’ to see the *Southeast Community Plan: 2004 Update*. See items entitled “Part 3,” “Part 7,” “Part 8,” and “Part 9” for information pertaining to infrastructure deficiency areas.

WHAT CHANGES ARE PROPOSED?

The requested land use policy is “*T3 Suburban Community Center (T3 CC)*.”

T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections and contain mixed use, commercial, civic and public benefit activities, and transitional residential development. *T3 CC* policy areas are envisioned to have mainly 1-3 story buildings placed close to and oriented toward the street, moderate site coverage, transit service, and moderate to high vehicular and non-vehicular connectivity.

Go on-line to: <http://www.nashville.gov/mpc/subarea/subareas.htm> and click on the link “Community Character Manual” to see the full description of *T3 Community Center* policy (on pages 101-110).

WHEN IS THE PUBLIC HEARING?

In addition to the community meeting, the Metropolitan Planning Commission will hold a public hearing on the plan amendment request at its meeting on **Thursday, April 23, 2009 at 4:00 PM** in the **Green Hills Room** at the **Metro Southeast Building in the Genesco Park Complex** located at **1417 Murfreesboro Pike**.

For more information about the amendment request, please contact **Robert Eadler at the Metro Planning Department at 862-7167** bob.eadler@nashville.gov. [NOTE: there is a zone change request (2009SP-006-001) associated with this requested plan amendment. It is also scheduled for consideration at the April 23rd Metro Planning Commission meeting. For information about the requested zone change, contact Brenda Bernards brenda.bernards@nashville.gov phone #: 862-7189.]

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Requested Community Plan Amendment 2009CP-012-002

