

## **Madison Kick-off Meeting Summary**

Location: Madison Senior Center

Date: August 21<sup>st</sup>, 2008

Time: 6 – 8 pm

48 people in attendance

7 Metro Agencies

7 Metro Planning Staff

The Madison Kick-off meeting is the first of several meetings for the Madison Community Plan Update. It is a time for the stakeholders to understand the community planning process, as well as get a background of the Madison community.

During the Kick off meeting, residents heard a presentation discussing the community planning process, as well as Sustainable Development, and next steps. Residents were also given several handouts include the Madison Background Report, two surveys, and information from the Land Trust for Tennessee.

### **The Presentation**

The community planning process involves engaging stakeholders (residents, elected offices, property owners, development professionals, and civic and business leaders) in 14 separate planning communities in Davidson County. The community plans for these 14 areas are updated every 7-10 years. Madison's community plan was last updated in 1998.

The product of the planning process is a community plan that contains land use policy. The community plan guides zoning decisions, subdivision decisions, as well as provides infrastructure recommendations.

The second portion of the presentation included learning about Sustainable Development. Sustainable Development describes creating development where through site location, site design, and building design, creates communities that meet the needs of the present generation without compromising the ability of future generations to meet their needs.

Upon hearing the complete presentation, attendees were then able to ask questions of the Metro Planning staff. Those questions and their responses are listed below.

After a question and answer period, attendees were able to meet with Metro Agencies on specific issues pertaining to the agency. The agencies that were in attendance included:

Metropolitan Public Health Department

Metropolitan Public Library

Civic Design Center

Metropolitan Historic Commission

MDHA (Metropolitan Department of Housing Administration)

Metropolitan Police Department

Metropolitan Codes Department

While visiting with each of the Metro Departments, residents were able to record issues or concerns that they had as well.

The following concerns related to the following agencies were:

1. Metropolitan Codes Department
  - a. Multi-family in single family housing
  - b. Harrington Ave near Neely's Bend Road – property concerns
  - c. Neely's Bend Road – inoperable cars on property
  - d. Junk cars in driveways, front yards, and backyards
  - e. Run down housing

## Question & Answer Session

Q. The statement was made that this plan would not change zoning. Page 4 of the background report says that the Suburban Transect is generally 2- 4 dwelling units per acre. Is this changing zoning?

A. No, this is range for general understanding of zoning. The plan update does not change zoning.

***After reviewing the Madison Background Report, the resident was correct in that the text does not reflect the full range of density found in many suburban areas. Suburban areas do typically have a density range from 1 dwelling unit per or less to 20 dwelling units per acre for multi-family housing (large apartment developments). This range of density is described in the Community Character Manual in the T3 Suburban Transect Category Chapter. This information will be corrected in the Madison Background Report.***

Q. Metro wants density. When will the roads come – before or after density?

A. Land use, density and infrastructure recommendations all come together in discussing the plan.

Q. Do you see Urban Services coming to areas like Madison?

A. To get Urban Services, the Metro Charter says Metro must control water services. So to get those urban services (differences in trash pick up, etc.), then need to determine if the Madison community wants Metro to take over the water services.

Q. What is the difference in tax rate for Urban Services District versus General Services District?

A. Believe \$.24 difference

***Upon checking further, the tax rate for the General Services District is \$4.04 and for the Urban Services District it is \$4.69. The satellite city of Goodlettsville pays an additional \$0.22 for Metro Services.***

Q. How do we get started on doing a Specific Plan for north Gallatin Pike?

A. That is started by the property owners, community members and Council members. The Community Plan comes first to lay out the vision and then the SP follows.

Q. Who do we contact?

A. Council members, property owners, business owners, Chambers of Commerce. It is a separate process from the Community Plan Update with separate opportunities for feedback.

Q. Is there some sort of larger organization involved? How do we oversee the plan?

A. There is no larger organization guiding this – just community members. At the next meeting, we'll all sit down around maps and discuss what you like and dislike about the community and what you want to preserve, to enhance and create in the Madison community. We'll sit down with you – it's a visioning session – to pull from your minds what you want for Madison. In terms of implementation for the plan – the plan will be used to guide future development decisions. However, there's also room for neighborhood organizations to stay involved – we can put developers in touch with you.

Q. Can you bring a list of the neighborhood organizations next time?

A. Yes

***This information has also been posted on the metro planning website at <http://www.nashville.gov/mpc/>***