

## **Madison Vision Statement:**

Madison is a community that over time has maintained a strong community identity and community spirit. The community's close proximity to Downtown Nashville and other points of interest in Davidson County make it an attractive and convenient community in which to live, work, and recreate.

Madison's strong sense of community is based on the appreciation of its diverse neighborhoods, convenient commercial services, residential and non-residential property maintenance, attractive natural and rural areas, and areas of historic character. The Madison community seeks to build on these assets to become a more livable and sustainable community where:

- ❖ Established neighborhoods throughout the Madison community are preserved and enhanced to become more sustainable, with enhancements tailored to each neighborhood to contribute to a more sustainable development pattern;
- ❖ New sustainable neighborhoods are created utilizing high standards of design to provide housing choice, connectivity, and convenient access to commercial, employment and civic and public benefit services;
- ❖ Centers and corridors such as Downtown Madison/Madison Square, Downtown Goodlettsville, Rivergate, and Gallatin Pike, are enhanced utilizing high standards of design to provide a more varied selection of commercial services, and a balanced mixture of housing, employment opportunities, and community services;
- ❖ Historic structures and areas are preserved, particularly those found in Downtown Madison and Downtown Goodlettsville (Main Street from Dorris Avenue to Shevel Drive, east to the CSX railroad right-of-way and west to approximately French Street); and;
- ❖ Natural and rural areas, such as Neely's Bend and northern and western Goodlettsville, are preserved or reclaimed for further preservation.

The Madison community seeks to maintain its community spirit by engaging all residents, property owners, business owners, institutional leaders, and elected officials in the achievement of the vision to create a more livable and sustainable community.

## **Development Goals:**

### **Open Space and Natural Areas**

Goal:

Create and enhance easily accessible open space and preserve and reclaim natural features and areas within the Madison Community.

Objectives:

1. Preserve natural areas and features in Neely's Bend, northern portions of Davidson County and northern and western Goodlettsville, and in other portions of the Madison Community.
2. Enhance Madison Community Park with improvements that are consistent with the *Metro Parks and Greenways Master Plan*.
3. Create accessible open space areas near Madison Square, Downtown Madison, and Old Springfield Highway area of Goodlettsville.

## **Neighborhoods**

### **Goal:**

Preserve and enhance the character of established neighborhoods, and create new neighborhoods that contribute to the sustainability of the community.

### **Objectives:**

1. Preserve the character of “maintenance” neighborhoods in rural, suburban and urban areas by identifying the character of these areas through the use of community character policies and associated design principles.
2. Enhance and create the character of “evolving” neighborhoods in rural, suburban, and urban areas by identifying the envisioned character of these areas through the use of community character policies and associated design principles.
3. In all cases, encourage infill development that is compatible with the character of maintenance and evolving neighborhoods as defined by the community character policies and associated high standards of design.
4. Identify and preserve structures or neighborhoods that may be deemed historic or worthy of conservation using tools provided by the Metro Nashville Historic Zoning Commission.
5. Create housing choice in the form of townhomes, stacked flats, and cottages in strategic locations throughout the Madison community.

## **Centers**

### **Goal:**

Create mixed use centers with an assorted selection of commercial services, and a balanced mixture of housing, employment opportunities, and community services that accommodate multiple modes of transportation and that utilize high standards of design.

### **Objectives:**

1. Enhance Downtown Madison by identifying significant features worthy of historic conservation, while encouraging new development that captures the historic character of Downtown Madison, and works to create a center that may include vertical mixed use development, and that supports a varied selection of commercial services and employment.
2. Enhance Downtown Madison by reclaiming pedestrian space in the front of the building by locating adequate parking behind, beside or beneath buildings. Enhance parking areas where parking in front of buildings contributes to the character of Downtown Madison.
3. Enhance the Rivergate area by creating a mixed use center with vertically mixed-use buildings, multiple housing options, multiple modes of transportation, welcoming and safe pedestrian environments with corridors framed by buildings, and create more successful transitions between a high-intensity center and surrounding neighborhoods.
4. Enhance Madison Square by creating a mixed use area that supports vertically mixed-use buildings, multiple housing options, and multiple modes of transportation.
5. Enhance Downtown Goodlettsville’s Main Street from Shevel Drive to Dorris Avenue, (east to the CSX railroad right-of-way and west to approximately French Street), as the commercial core by capturing the historic character of Downtown Goodlettsville through the preservation of identified historic structures and new development to create a center that may include vertical mixed use and mixed housing development, and that supports a varied selection of commercial services and employment.
6. Enhance centers in rural areas such as Neely’s Bend and portions of Goodlettsville to be compatible with the rural character while providing services that meet the daily needs of the surrounding rural community.

## **Corridors**

### **Goal:**

Enhance corridors that provide access to and from the Madison Community with a balanced mix of commercial and residential land uses that display high standards of design.

### **Objectives:**

1. Enhance corridors in the Madison community to create complete streets; streets that are designed and operated to enable safe, attractive, and comfortable access and travel for all users.
2. Preserve residential corridors as an economically viable option to commercial along all corridors, by encouraging multiple housing options along them.
3. Reduce the number of curb cuts and coordinate access and circulation along corridors such as Gallatin Pike and Dickerson Pike as redevelopment occurs to reduce the number of automobile and pedestrian conflicts, improve traffic flow, and create corridors that function as a whole instead of as separate building sites.
4. Enhance corridors such as Gallatin Pike and Dickerson Pike by locating commercial activity at major intersections or nodes with higher-intensity housing in-between through the application and use of supporting community character policies and regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments.
5. Make streetscape improvements to mixed use corridors including adding pedestrian-scale coordinated signage, landscaping, transit stops, and other streetscape elements that emphasize high standards of design.

## **Transportation**

### **Goal:**

Improve vehicular and non-vehicular travel options to provide additional access to open space, neighborhoods, and centers in the Madison community.

### **Objectives:**

1. Enhance corridors in the Madison community to create complete streets; streets that are designed and operated to enable safe, attractive, and comfortable access and travel for all users.
2. Preserve, enhance, or create vehicular and non-vehicular connectivity where it does not exist.
3. Create opportunities for transit oriented development near Downtown Madison and Madison Square shopping center.
4. Create and enhance sidewalk systems in neighborhoods and near open space areas, centers and community facilities.
5. Create and enhance crosswalks in the Madison community.
6. Create bike ways along major transportation corridors.
7. Locate parking behind, beside or beneath buildings along corridors such as Gallatin Pike and Dickerson Pike as redevelopment occurs to reduce the number of automobile and pedestrian conflicts and improve traffic flow.
8. Create a non-vehicular (bikeway and pedestrian) connection from E.N. Peeler Park to areas across the Cumberland River that is consistent with the Metro Parks and Greenways Master Plan.

## **Community Appearance**

### **Goal:**

Improve the community appearance in terms of building form, landscaping, lighting, signage, and building materials and maintenance.

### **Objectives:**

1. Utilize regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Development to enforce high standards of design when creating new development in open space, neighborhoods, centers or corridor areas.
2. Enhance major gateways into the Madison community through enhanced landscaping and signage treatments.

3. Relocate above ground utilities or shield utilities from public rights of way and adjacent property to have less visual impact.
4. Work with the Metro Codes Department to address codes violations in the Madison Community.
5. Work with Metro Public Works to enhance and maintain sidewalks, crosswalks, and curb and gutter in public right of way.

## **Districts**

### Goal:

Preserve and enhance existing industrial and office districts in the Madison Community.

### Objectives

1. Preserve and enhance existing industrial areas by limiting the expansion of industrial areas in other areas while improving vehicular and non-vehicular connectivity within the district, adding stories to office buildings rather than creating new structures on undeveloped land, and by adding landscaping and signage treatments.
2. Preserve and enhance office land uses near Briarville Road and Briley Parkway.
3. Preserve, redevelop or enhance the Memorial Hospital Property to create a use that benefits the Madison Community.