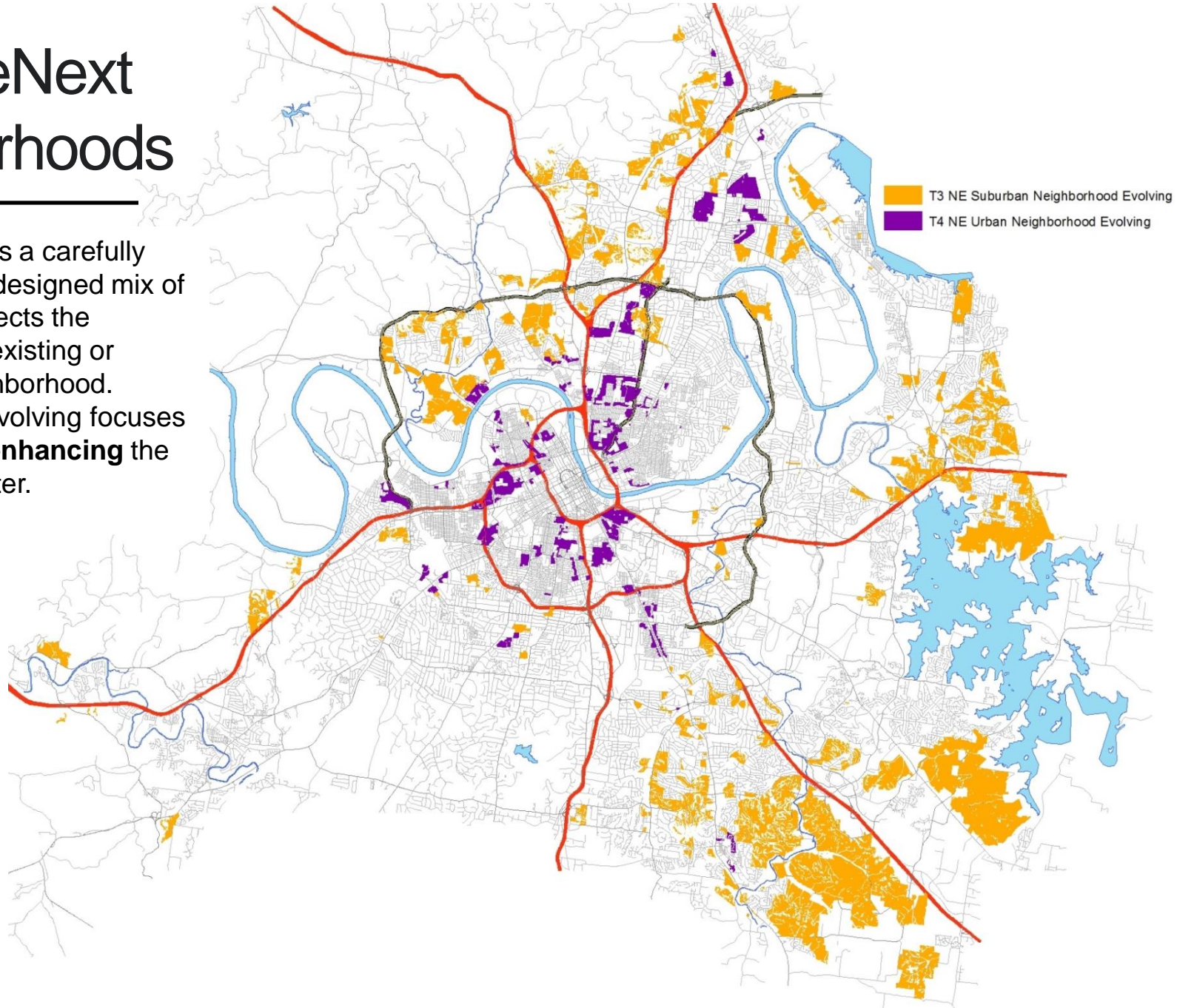


# NashvilleNext Neighborhoods

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CCM encourages a carefully integrated, well-designed mix of housing that reflects the character of an existing or envisioned neighborhood. Neighborhood Evolving focuses on **creating or enhancing** the intended character.



# Neighborhood Evolving

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Promote mixture of housing and greater connectivity

Expressed interest in redevelopment

High proportion of vacant or underdeveloped land

No established lot pattern

Discrepancies between land use and zoning

Age/condition of existing development





### **T3 Suburban**

Low to moderate density

Moderate connectivity

Moderate lot coverage

Driveway access

Parking lots in front

### **T4 Urban**

Moderate to high density

High connectivity

High lot coverage

Alley access

Parking lots at back

## **Neighborhood Evolving Principles**

- To create or enhance neighborhoods
- Detached single-family and “plex” houses exist as predominant types
- Complete network of local, collector, and arterial streets provides residents with multiple routes
- Mix of housing types versus groupings of single types
- Mix and placement of housing considers street type
- Higher density adjacent to higher intensity policy
- Buildings at edge of policy area step down toward lower density areas

# “To create or enhance neighborhoods”

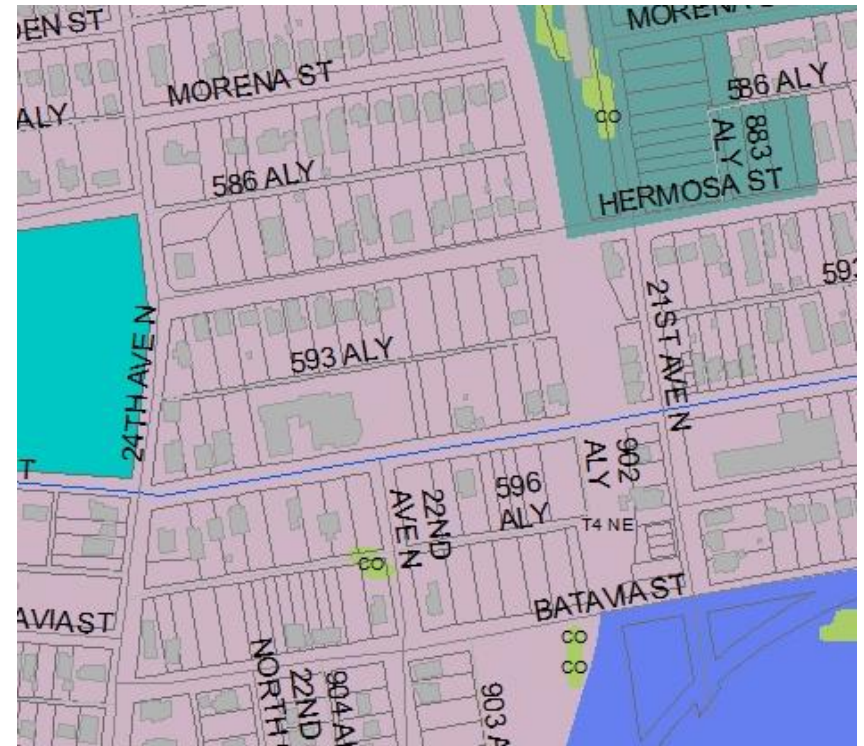
## Greenfield – Create the neighborhood

Tracts of land without an existing framework of infrastructure and development/lot pattern

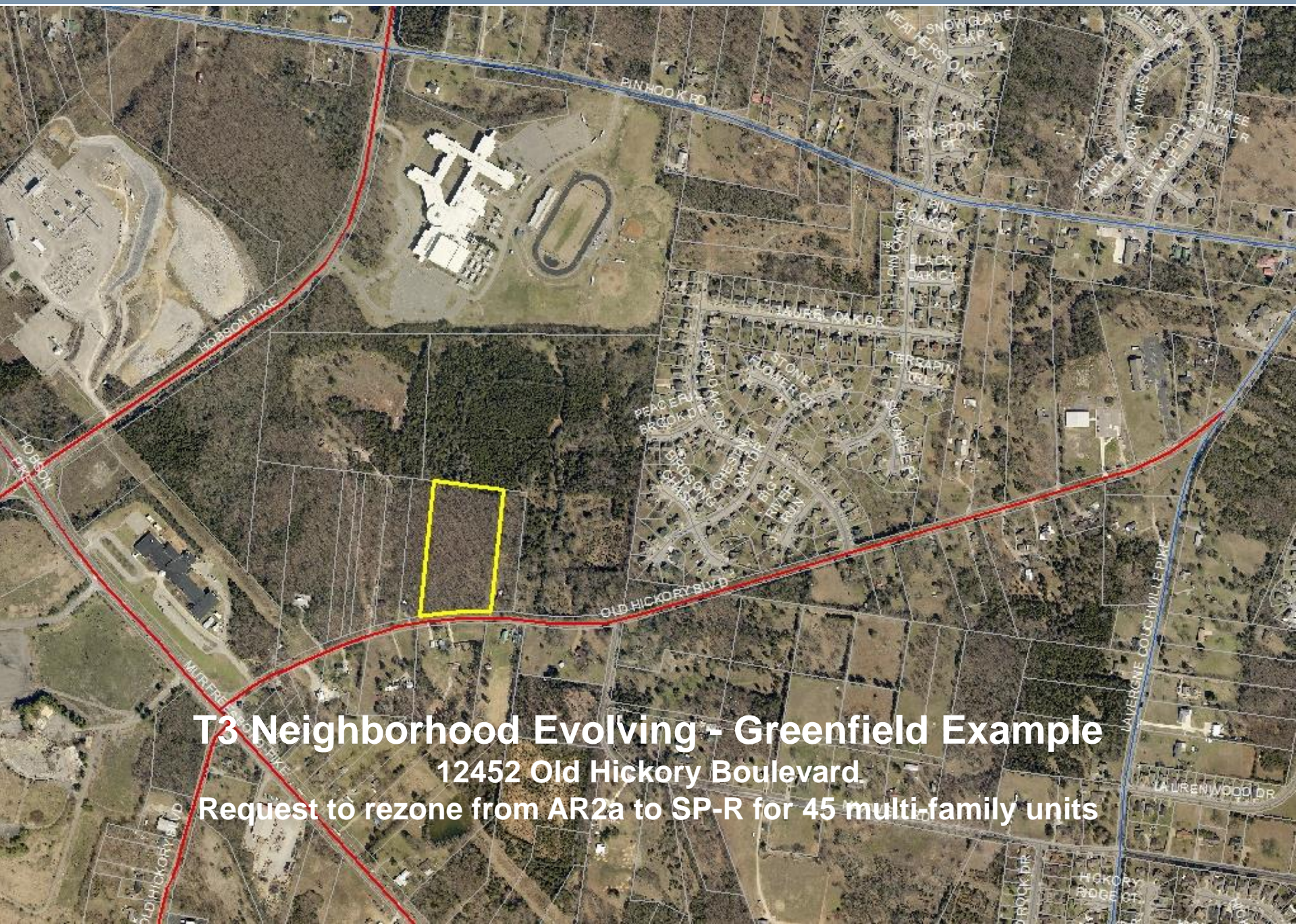


## Infill – Enhance the neighborhood

Vacant or underdeveloped lots within an existing framework of infrastructure and development/lot pattern of a neighborhood



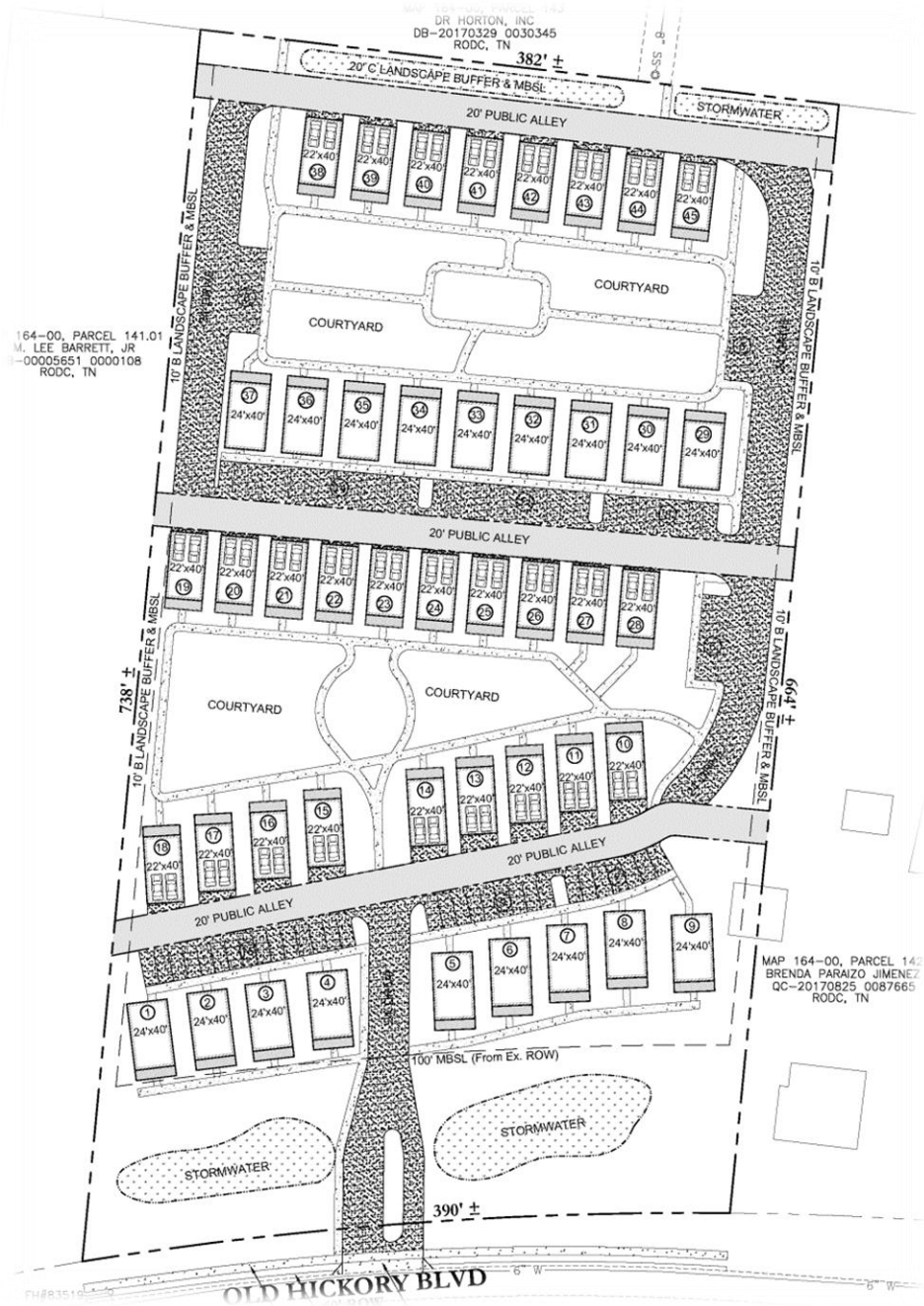




**T3 Neighborhood Evolving - Greenfield Example**  
**12452 Old Hickory Boulevard**  
**Request to rezone from AR2a to SP-R for 45 multi-family units**



# 12452 Old Hickory SP Submittal



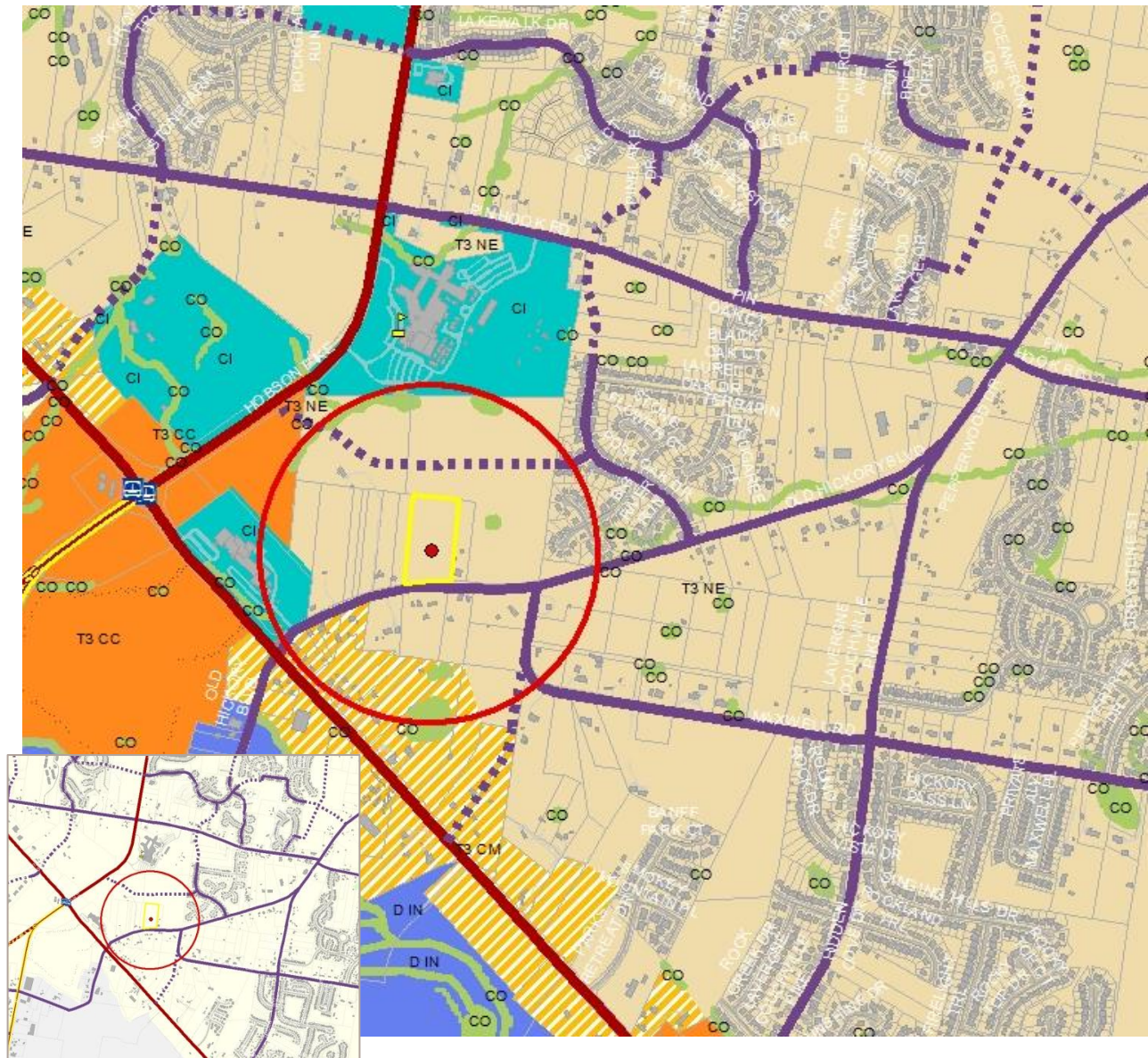
164-00, PARCEL 141.01  
M. LEE BARRETT, JR  
00005651 0000108  
RODC, TN

MAP 164-00, PARCEL 142  
BRENDA PARAIZO JIMENEZ  
QC-20170825 0087665  
RODC, TN

# 12452 Old Hickory

## Analysis of Context

- Mix of rural and suburban development
- AR2a, RS10, and SP
- Adjacent properties T3 NE
- Proximity to center and corridor policies
- New development primarily conventional suburban
- Approved subdivision to north
- Auto-dominated with limited connectivity
- Frontage on a collector
- Proximity to schools
- Proximity to transit
- Absence of community parks
- Limited services
- Multiple planned streets





# 12452 Old Hickory

## Analysis of Proposal

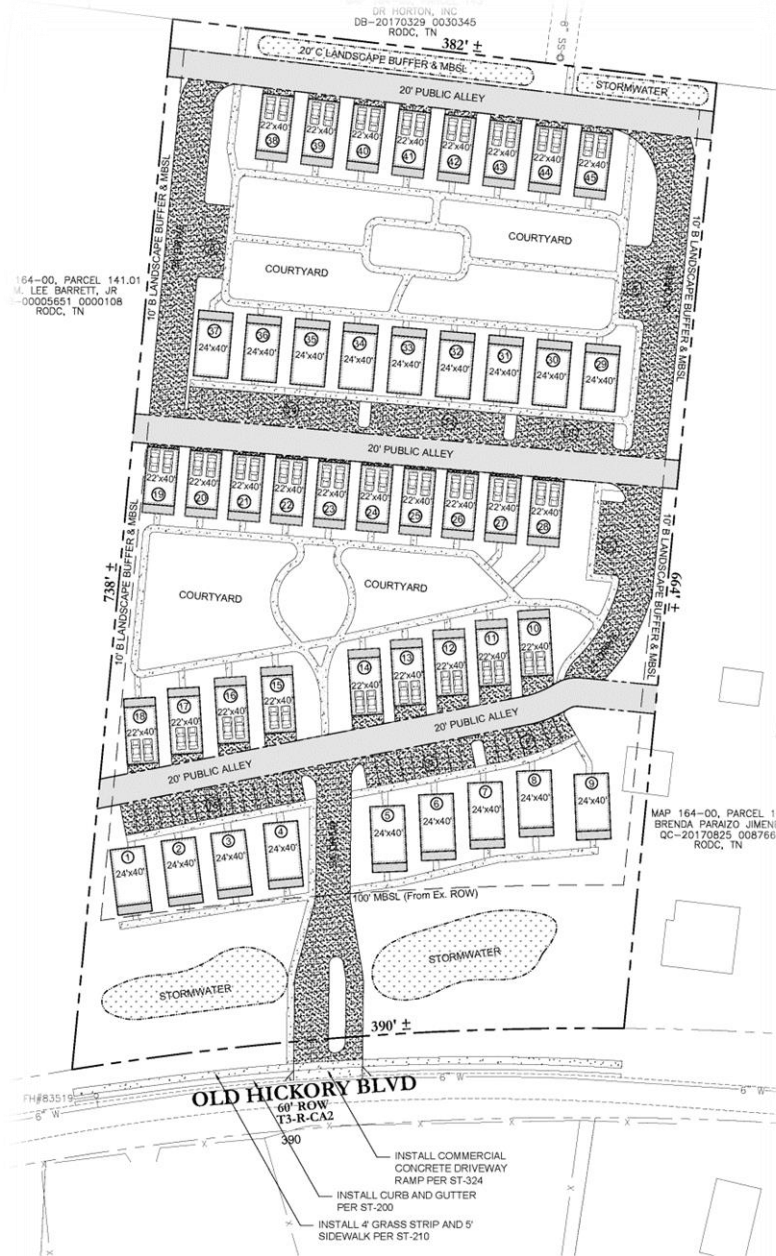
Design doesn't create or contribute to a neighborhood.

Absent of streets and blocks

Disconnected open space

Isolated site design


Significantly different from emerging character





# Priorities for Creating Neighborhoods

Establish the base framework of streets and blocks



Identify the neighborhood focal point(s)



Plan the development and lot pattern for the neighborhood

## Step 1: Establish the base framework

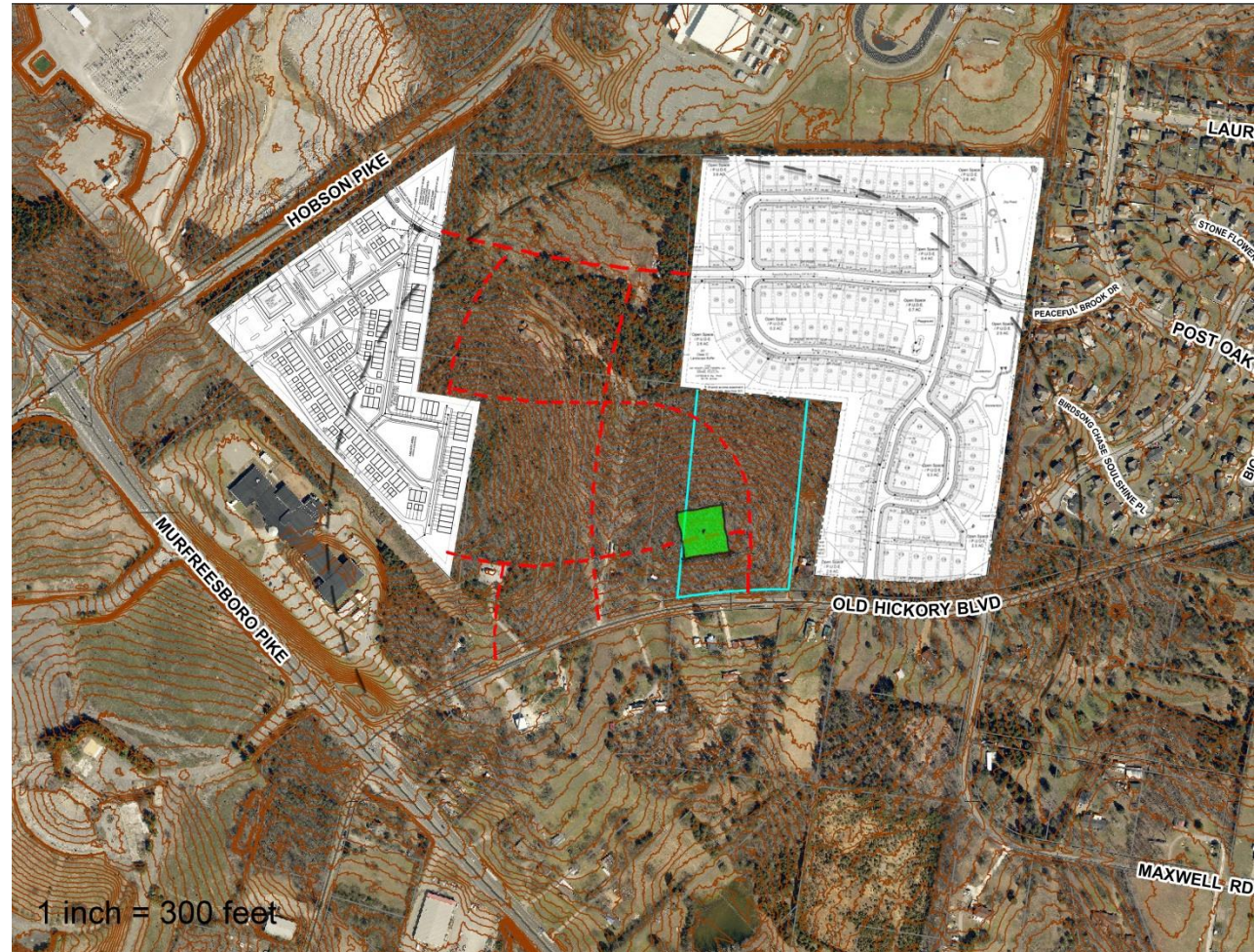
- Highest priority is creating streets and blocks
- Look beyond edges of property when making street connections, extensions, or stub outs
- Streets are located strategically to establish a cohesive, complete, and connected network
- Existing street pattern in the immediate area is applied or extended to the property
- Street pattern works toward connecting existing streets within a half-mile radius
- Streets create intersections and corridors appropriate for the planned range of housing types and intensities





## Step 2: Identify the neighborhood focal point(s)

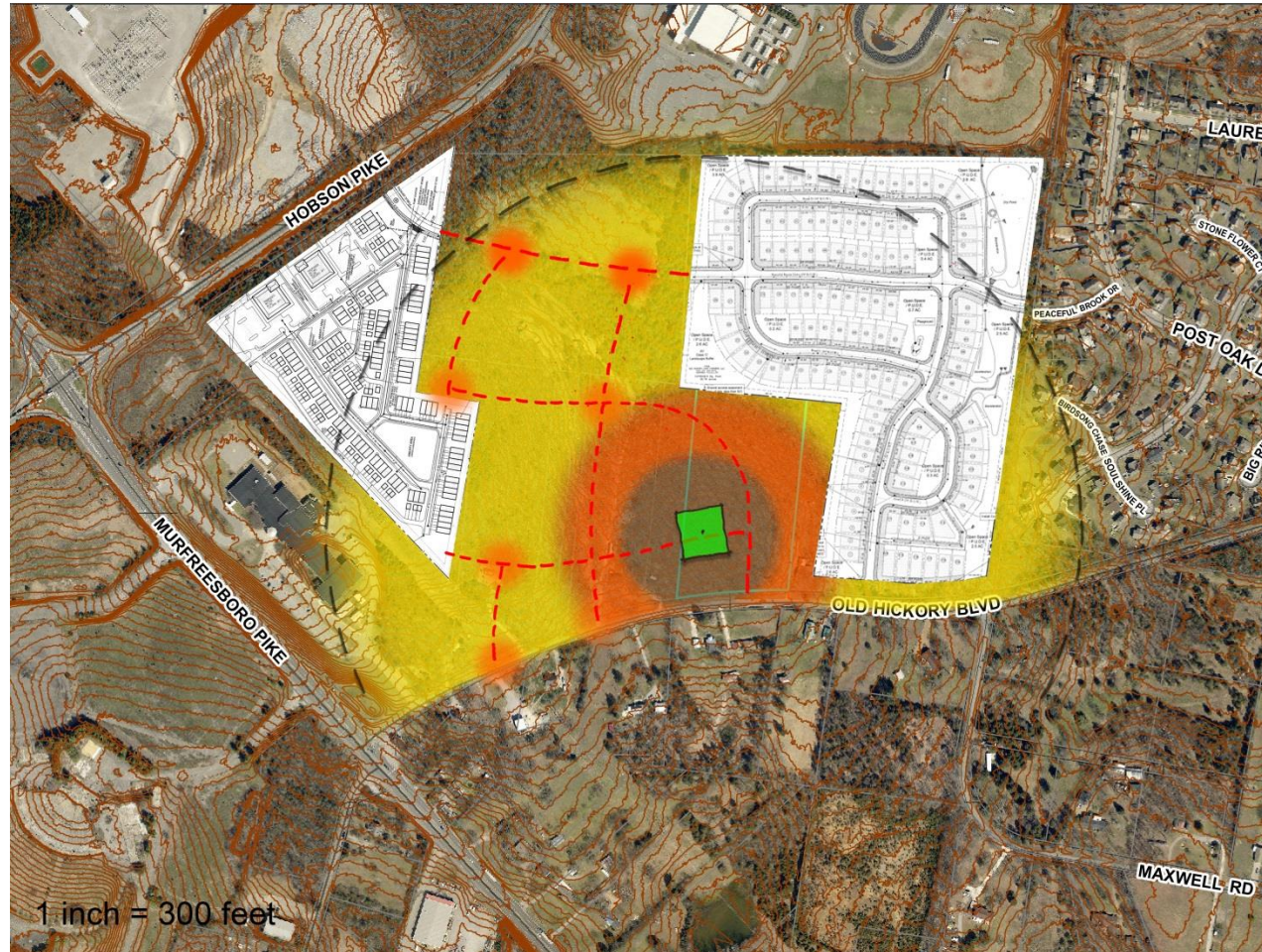
- Locale natural features, such as steep slopes, high/low points, drainage patterns, etc
- New developments that create a new street or internal drive system also create inviting, functional, and accessible open space beyond stormwater management
- Open space protects, incorporates, or enhances conservation areas





## Step 3: Plan development for neighborhood

- Promote moderate density with smaller lots and diverse mix of housing types
- Placement and intensity of housing creates the neighborhood form
- Housing type, mix, placement:
  - ❖ Responds to street type/limitations
  - ❖ Designed to be cohesive throughout and to adjacent properties
  - ❖ Avoids groups of single types
- Housing types at top of the height and intensity range are located at the edge of the policy area, next to higher intensity policy areas (centers, corridors, districts)
- Housing types at middle of height and intensity range are located at intersections of continuous streets



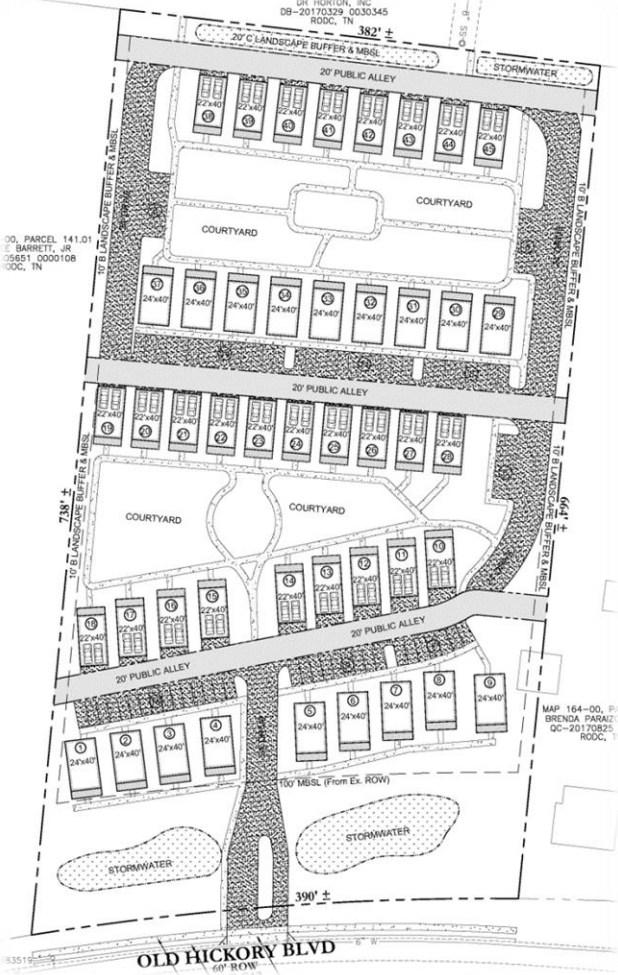


# Staff's Guidance

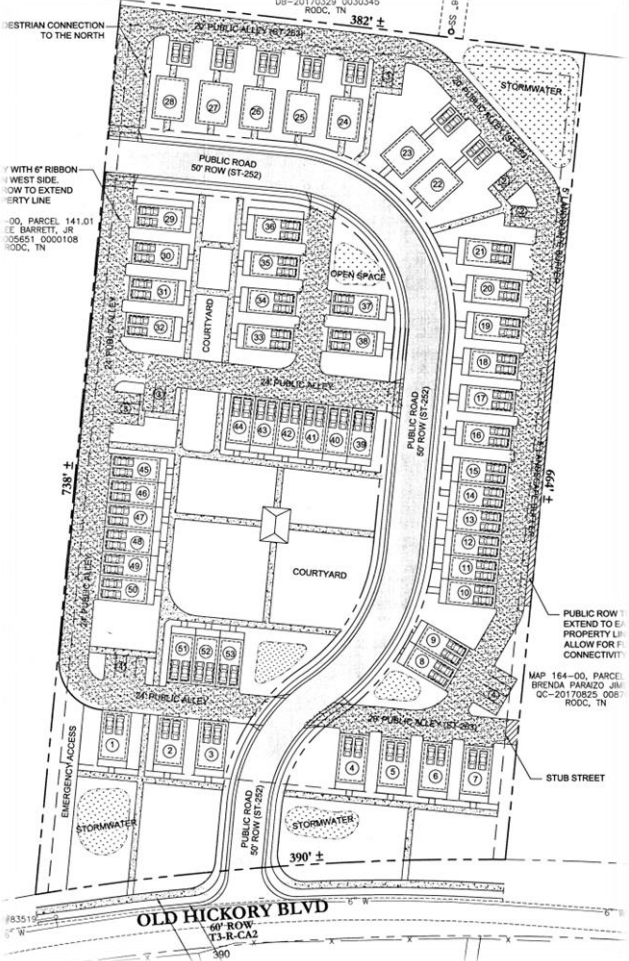
- Sets up a street network
- Identifies the focal point
- Incorporates a mixture of housing types
- Transitions to single-family detached lots



# Incorporating Evolving Policy Guidance



Initial Submittal



Final Proposal





# T4 Neighborhood Evolving - Infill Example

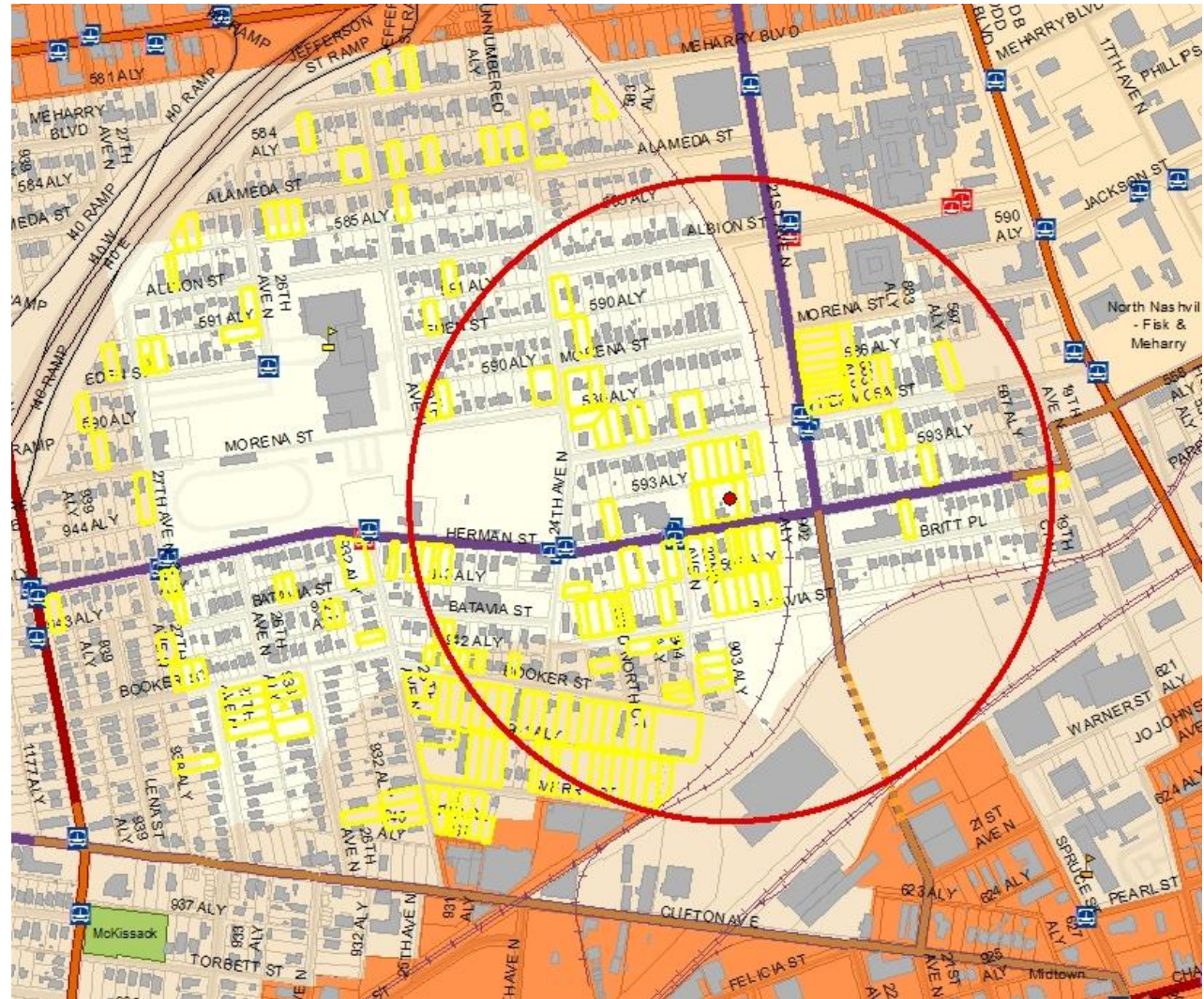
2122 Herman Street

Request to rezone from RS5 to RM20



# 2122 Herman St Analysis of Context

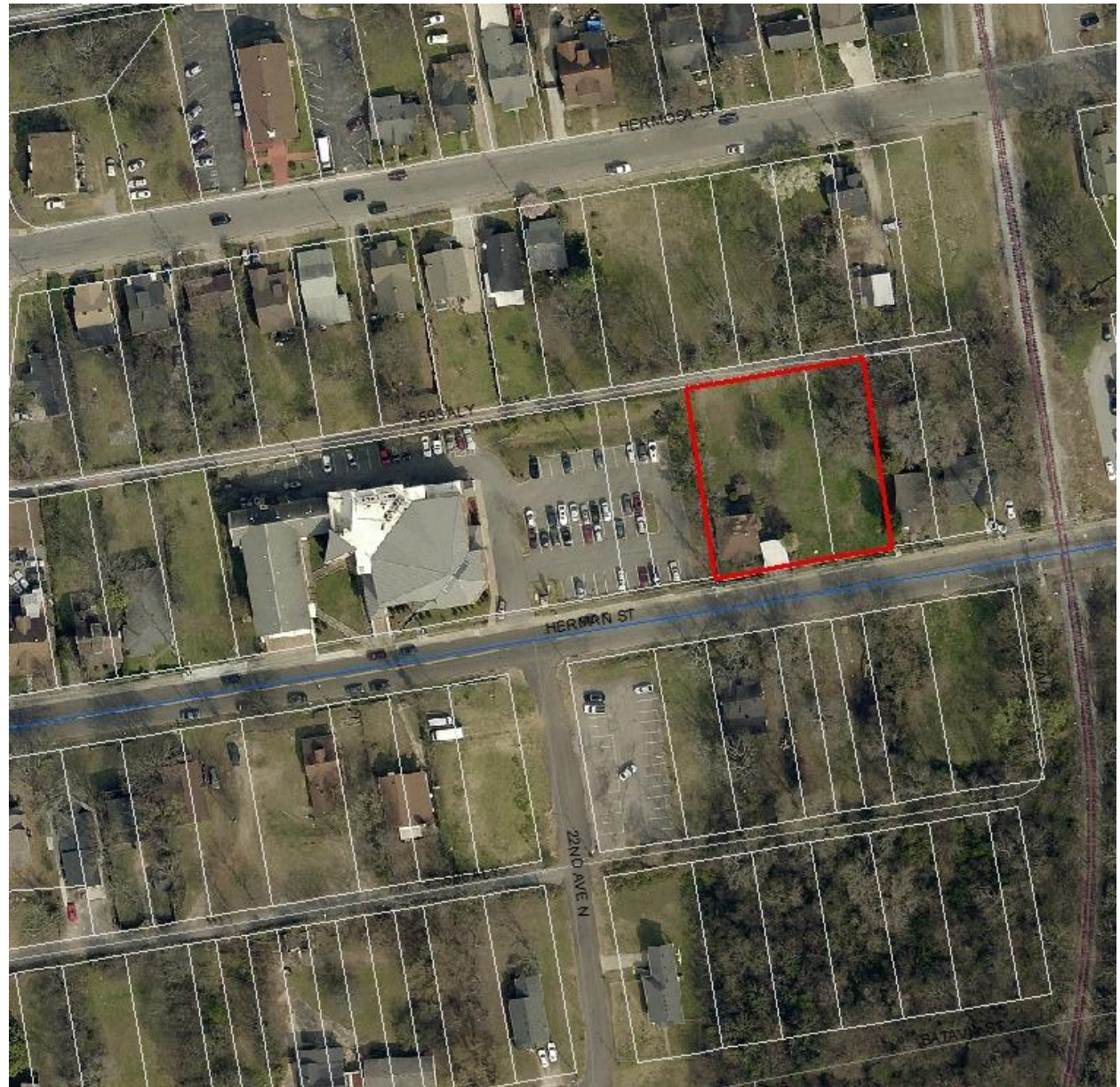
- Proximity to Tier One Centers and Transition Areas
- Frontage on a collector
- Established urban street and lot/block pattern
- Primarily single-family detached; interspersed two-family
- Institutional uses
- High percentage of vacant lots
- Alley access; Driveway access rare
- Primarily zoned RS5; RM20 to east
- Small, aging housing stock
- Incomplete sidewalk network
- High internal connectivity; low external connectivity
- Proximity to schools and college
- Proximity to transit





## 2122 Herman St Infill Guidance

- “Infill sites may produce a different housing type to increase diversity and connectivity”
- Different housing type could be appropriate along Herman St (Collector Avenue)
- Attention to type, scale, massing, and transitioning to single-family homes north of alley
- Development should incorporate elements of the existing developed character along Herman
- Recommend SP



# 2122 Herman St

Submitted SP



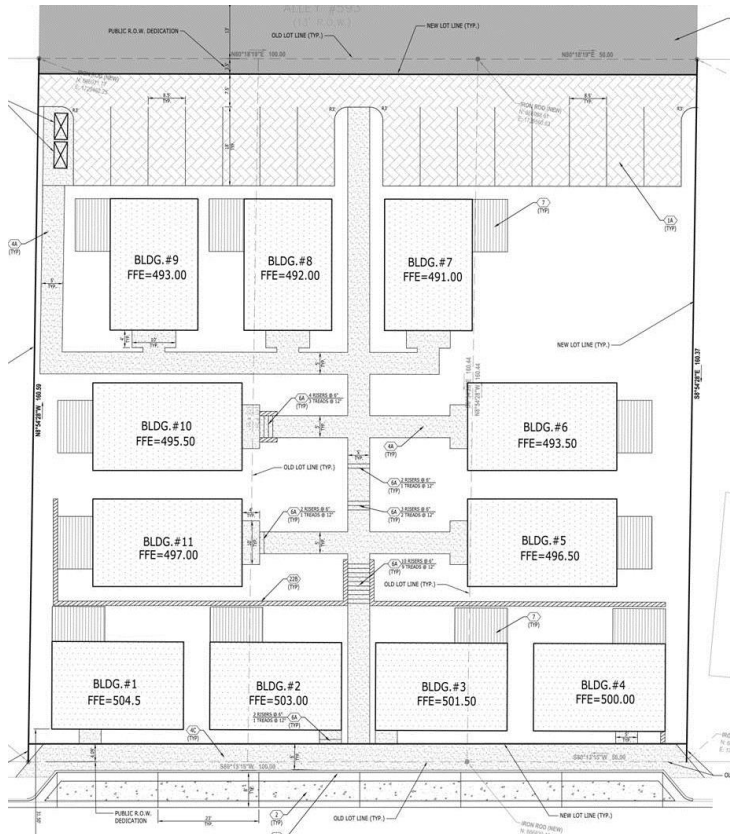


## 2122 Herman St Design Guidance

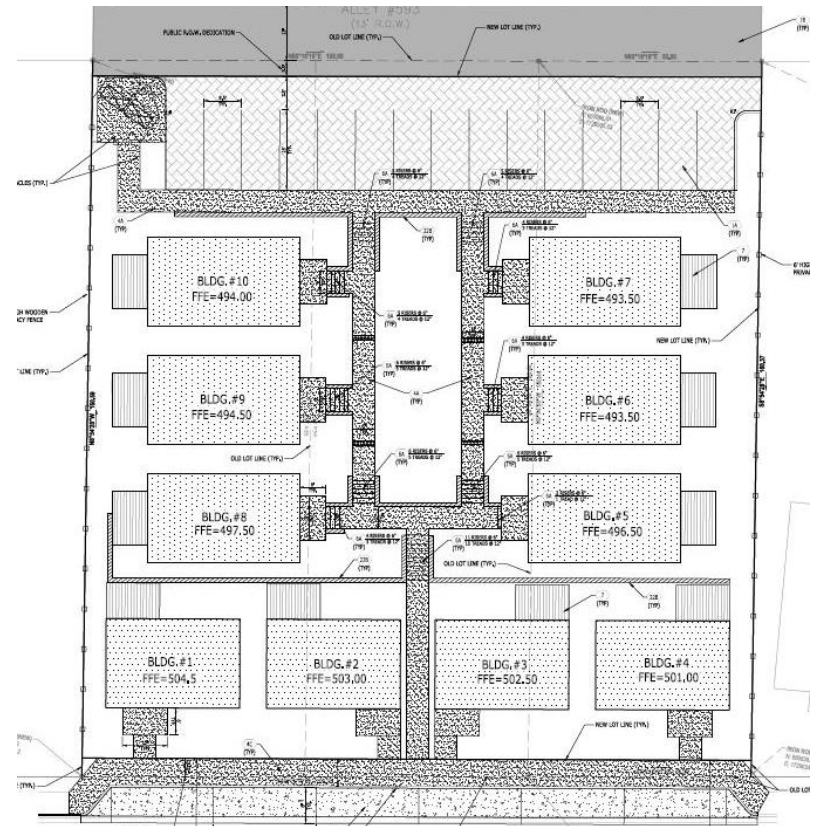
- Placement of homes along Herman incorporates elements of existing character
- Transitioning to single-family homes north of alley
- Alley access
- Attention to pedestrian circulation



# Incorporating Evolving Policy Guidance



Initial Submittal



Final Proposal



# Discussion