

SPA 07-T4-MU-01—Centennial Area Supplemental Policy Area

West Nashville’s T4 Urban Mixed Use Neighborhood (T4 MU) Supplemental Policy Area (SPA) 07-T4-MU-01 applies to properties along Centennial Boulevard, north of 63rd Avenue North on the west side and 61st Avenue North on the east side. The area is bounded by Briley Parkway and the Cumberland River. The site today contains industrial uses, several warehouse structures, manufacturing, and storage, along with some office uses. In this SPA (shown in Figure 1), the following policies apply. Where the SPA is silent, the guidance of the T4 MU policy applies.

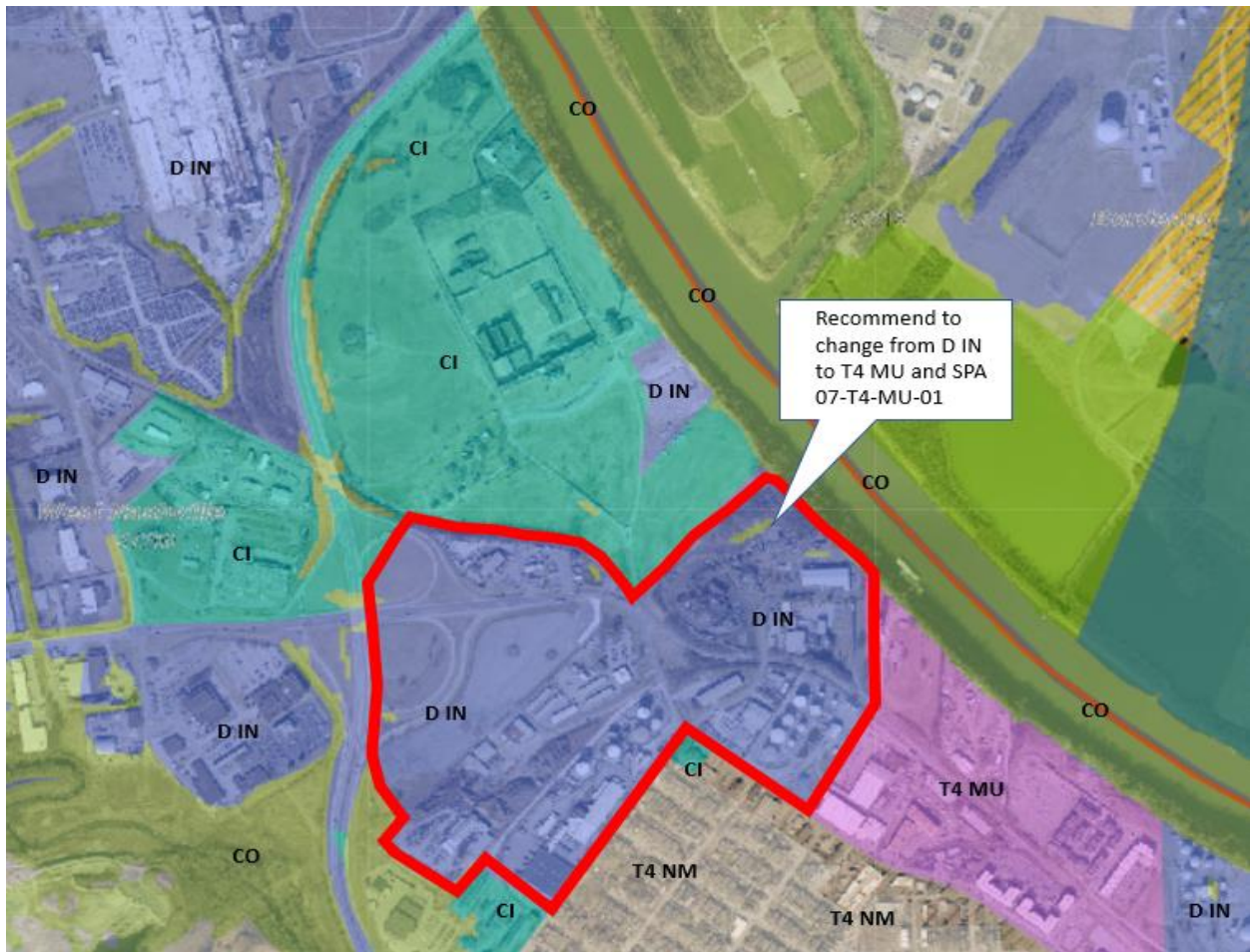


Figure 1

Within this SPA, development appropriate within T4 MU policy may be allowed subject to improvements to access and connections to and through the policy area for all modes of transportation. The overall intent of the supplemental policy is to provide additional connections from north to south and east to west through the policy area, in an area that is underserved with connections and circulation options. This will also provide opportunities for connections beyond the supplemental policy boundary as other properties redevelop in the larger neighborhood. In the future, should the T4 MU policy be expanded in this location, it is appropriate to extend this Supplemental Policy to address connectivity with future development.

Design Principle – Connectivity

Due to the accessibility constraints of this area and the potential impacts of additional traffic through the neighborhood, special attention should be paid to connectivity and enhancements to accessibility. This may include:

- Extension of new street connections to create a system of streets with multiple routes and connections that reknit the network to create a strong and cohesive block structure and provide multiple direct, local street connections to and between local destinations. As each property rezones/redevelops, individual property owners will need to coordinate with Planning and NDOT staff to establish their portion of the broader infrastructure network. If overall connectivity cannot be achieved as properties rezone, then Planning staff may recommend less intense zoning for the area than if a fully connected street network is achieved.
- New access points to and through the policy area from each street on which proposed developments have frontage.
- Sidewalks which meet the local street standard along all street frontages.
- Sidewalk connections from any internal sidewalk network to sidewalks along each street frontage.
- Greenway extensions and connections are needed in this area for the Cumberland River on the east and Richland Creek on the west. Currently, Metro Greenways is desiring to build wider trails to allow for the steady increase in users as the city continues to grow and additional easements may be required. River and stream bank stabilization is also needed as adjacent properties redevelop.

Zoning

Rezoning requests within this SPA should utilize the Specific Plan (SP) zoning district to ensure that connectivity objectives are met.