

OVERVIEW OF DRAFT PLAN

July 2024



EDGEHILL NEIGHBORHOOD PLAN

METRO
NASHVILLE
PLANNING
DEPARTMENT



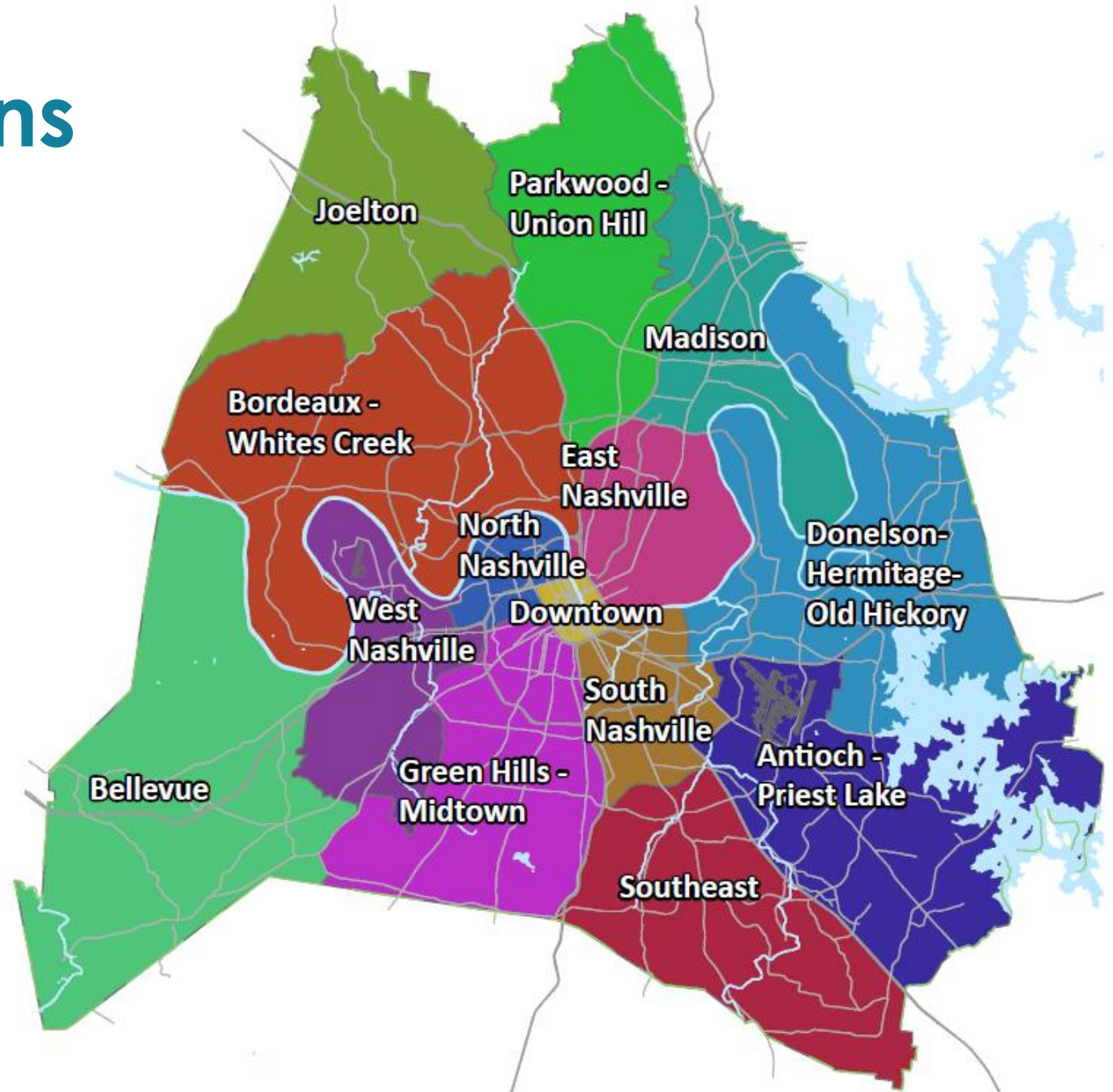
Sam
Schwartz



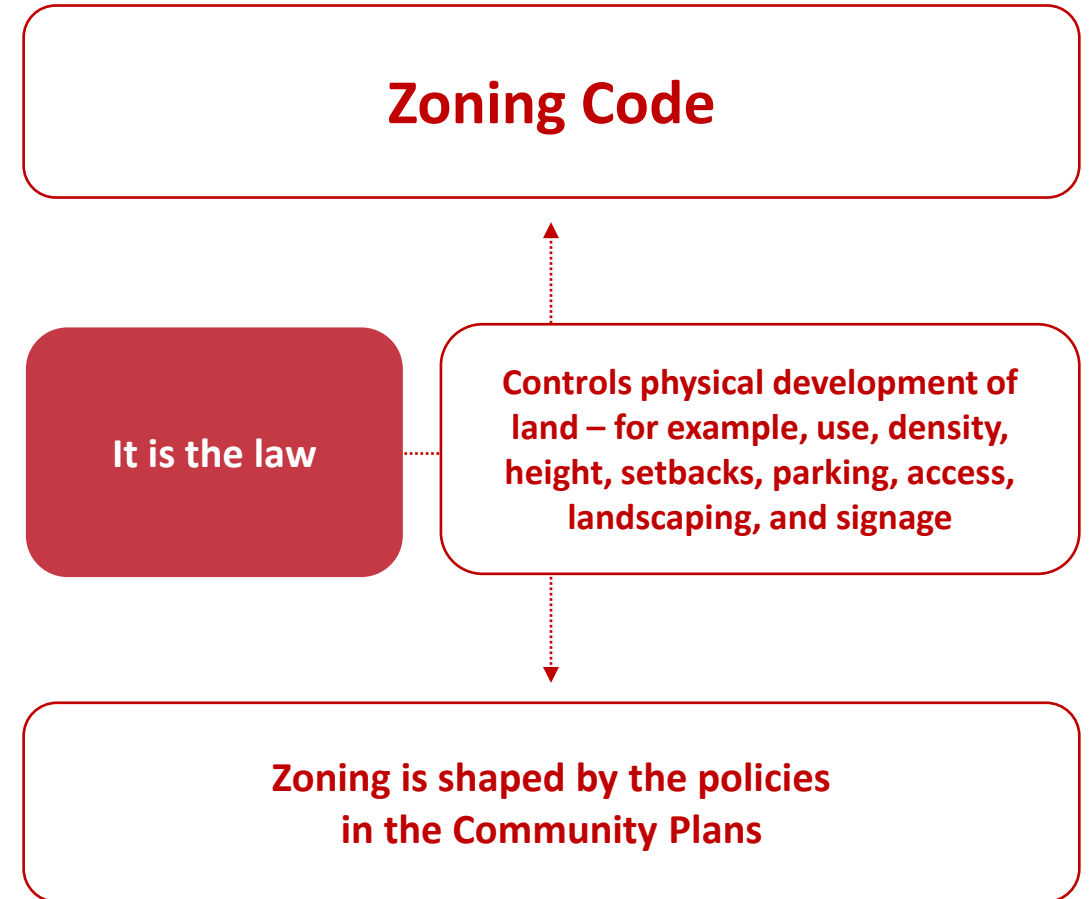
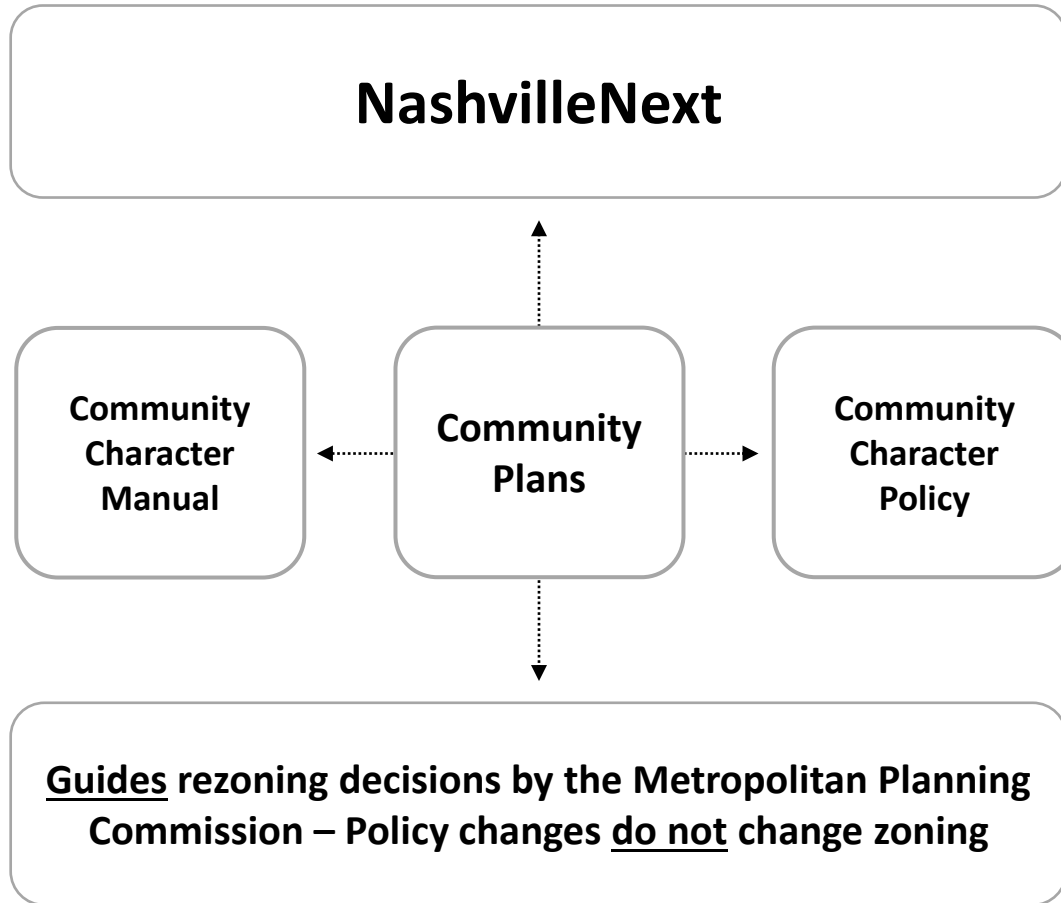
Project Purpose

- **Purpose** – To establish a vision and define implementation steps that can guide growth and development in Edgehill over the next 20 years.
- **Policy Impact** – If adopted, the Edgehill Neighborhood Plan would amend the Green Hills-Midtown Community Plan.

Community Plans



Policy v. Zoning



Edgehill Neighborhood Plan Study Area

Total Area: approximately 560 acres



Key Takeaways

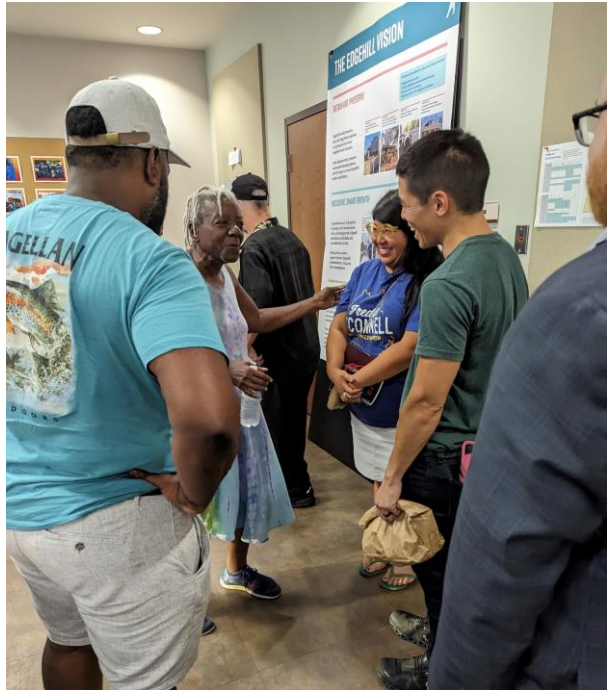
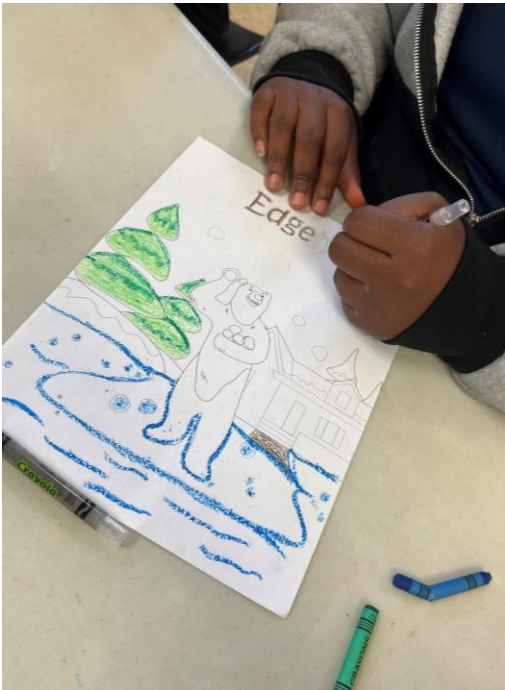
- **Continue to build out the center and corridors**
 - Envision Edgehill
 - New mixed-use development
- **Improve core neighborhood public facilities and infrastructure**
 - Community center, parks and library
 - Sidewalks, bikeways and greenways



Vision and Principles

Community & Stakeholder Engagement

- Three community workshops
- Focus groups with youth and neighborhood leaders
- Project website
- Technical meetings with Metro stakeholders



Edgehill's Community Values



The Edgehill Vision

Retain, Preserve and Return

Edgehill should remain a place for long-time residents and preserve its central neighborhood character.

Any change should expand housing options and explore ways to honor Edgehill's culture and history.



Inclusive, Smart Growth

Edgehill should be an affordable and accessible place to live. Growth should focus on the 8th and 12th Avenue corridors.

Future development should not lead to further displacement or negatively impact lower density portions of the neighborhood.



Reconnect and Elevate

Enhance and celebrate the parks and landscape that make Edgehill so special, and bridge the barriers created through Urban Renewal.

Honoring the community's history, reconnect the neighborhood parks to Fort Negley and improve connections within the neighborhood.



Edgehill's Next 20 Years

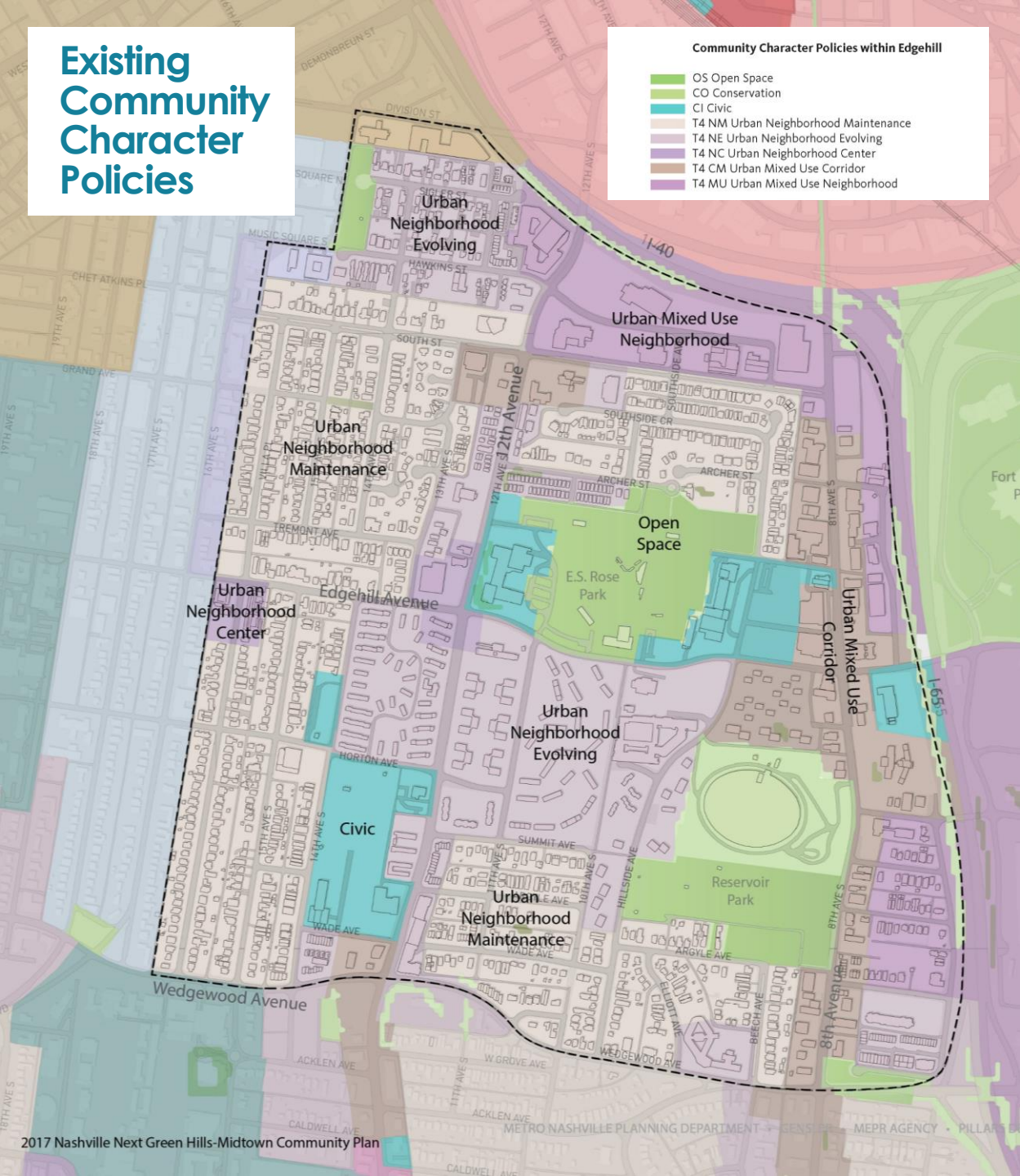


Key Policy Recommendations

Existing Community Character Policies

Community Character Policies within Edgemoor

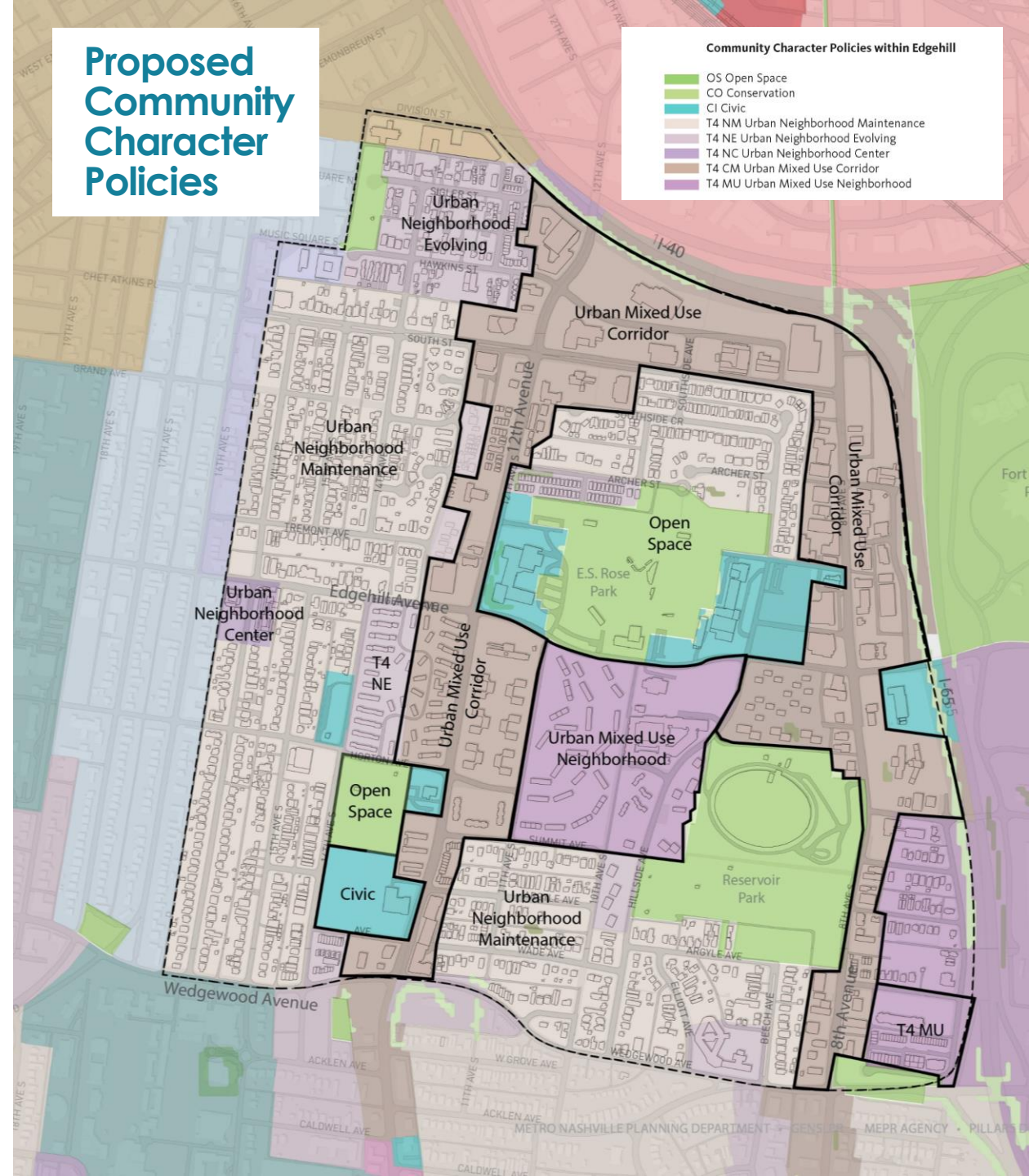
- OS Open Space
- CO Conservation
- CI Civic
- T4 NM Urban Neighborhood Maintenance
- T4 NE Urban Neighborhood Evolving
- T4 NC Urban Neighborhood Center
- T4 CM Urban Mixed Use Corridor
- T4 MU Urban Mixed Use Neighborhood



Proposed Community Character Policies

Community Character Policies within Edgemoor

- OS Open Space
- CO Conservation
- CI Civic
- T4 NM Urban Neighborhood Maintenance
- T4 NE Urban Neighborhood Evolving
- T4 NC Urban Neighborhood Center
- T4 CM Urban Mixed Use Corridor
- T4 MU Urban Mixed Use Neighborhood

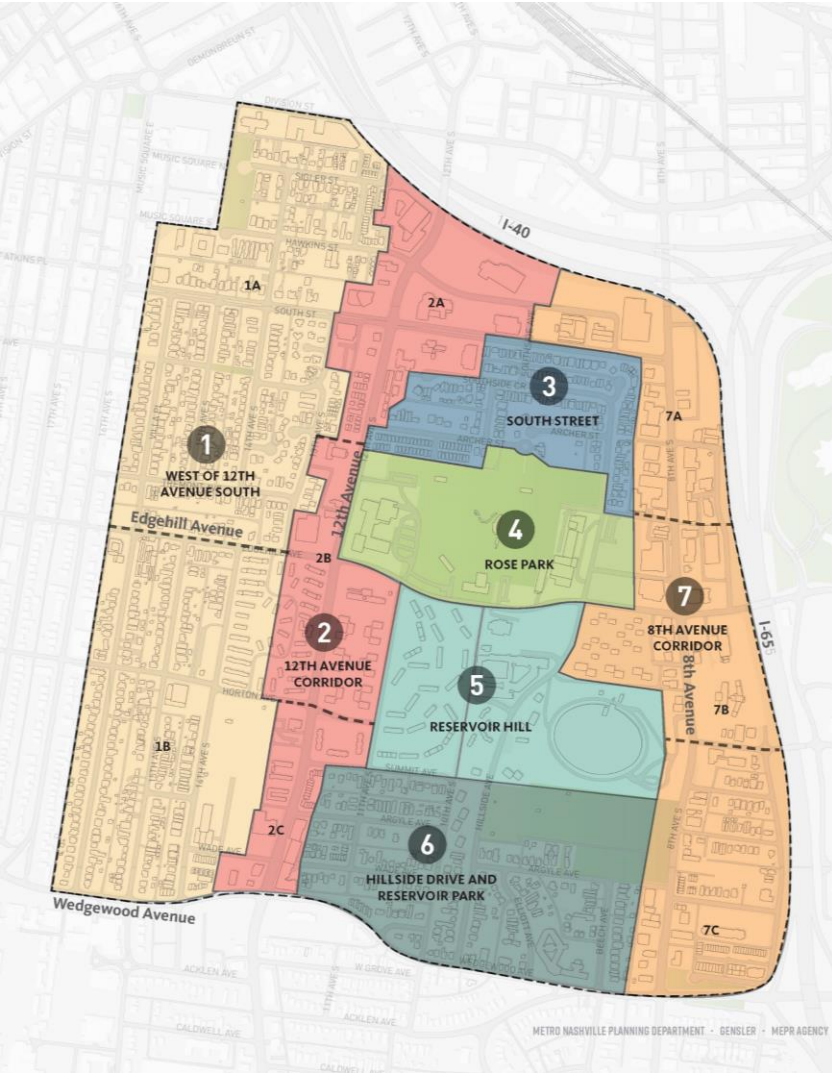


Planned and Approved Development

UNITS IN EDGEHILL IN 2022
3,007

ADDITIONAL UNITS PLANNED AND APPROVED
4,718





Building Types and Maximum Heights by Character Area

Character Areas and Subdistricts	Single Family	Duplex/ Two Family	Plex, Manor, Walk-Up Flats	Housing Court	Townhouse	Flats	Mixed Use ⁶	Office
1A	3	3	3 ¹	3 ¹	3 ¹	3 ¹		
1B	3	3	3 ¹	3 ¹	3 ¹	3 ¹	3 ²	
2A			3 ⁴			5	7 (12 ³)	
2B			3 ⁴			5	7 (12 ³)	
2C			3 ⁴			5	7 (12 ³)	
3	3	3	3	3	3			
4								
5			3	3	3	5	7 ¹	
6	3	3	3 ¹	3 ¹	3 ¹	3 ¹		
7A			3 ⁵		3 ⁵	5	7 (12 ³)	5 (7 ¹)
7B			3 ⁵		3 ⁵	5	7 (12 ³)	5 (7 ¹)
7C			3 ⁵		3 ⁵	5	7 (12 ³)	

- Properties adjacent to major and collector streets or community character policy areas supporting greater development intensity
- Properties within T4 Neighborhood Center (T4 NC) policy
- Allowable number of stories within 150' of 8th Avenue South, 12th Avenue South, I-40, and I-65 intersections/crossings with South Street, Edgehill Avenue, and Wedgwood Avenue. Up to 12 stories with priority given to protecting viewsheds between Fort Negley, Reservoir Hill, and Rose Park.
- Properties not adjacent to major intersections only
- Not allowed within 75 feet of 8th Avenue South
- Mixed use buildings must include a minimum of two different land uses with no more than one use selected from the same use category. Qualified uses shall be from the following categories found in the Zoning Ordinance: residential, institutional, educational, office, medical, commercial, communication, and industrial.






Key Capital Recommendations

Murrell School Block

- Approximately 15 acres
 - MNPS (7.26 acres)
 - Garden / Park (4.75 acres)
 - MNPD (4.42 acres)
 - Soccer pitch (1.05 acres)
 - Library (1.11 acres)
 - Private (1.76 acres, 4 parcels)
- Potential next steps
 - Master plan scoping meetings with stakeholders
 - Identify consultant
 - Master plan



Mobility Plan

-  Pedestrian safety focus area
-  Existing bikeways
-  NDOT Proposed bikeways
-  Neighborhood Plan proposed connection
-  Neighborhood Plan proposed bike boulevard or side path



This illustration is conceptual only and does not reflect final or detailed plans.

Parks, Center & Trails

- Existing Parks

- Rose Park (24.90 acres)
 - University fields (12.70 acres)
 - Easley Center
- Reservoir Park (13.49 acres)

- Proposed Loop Trail

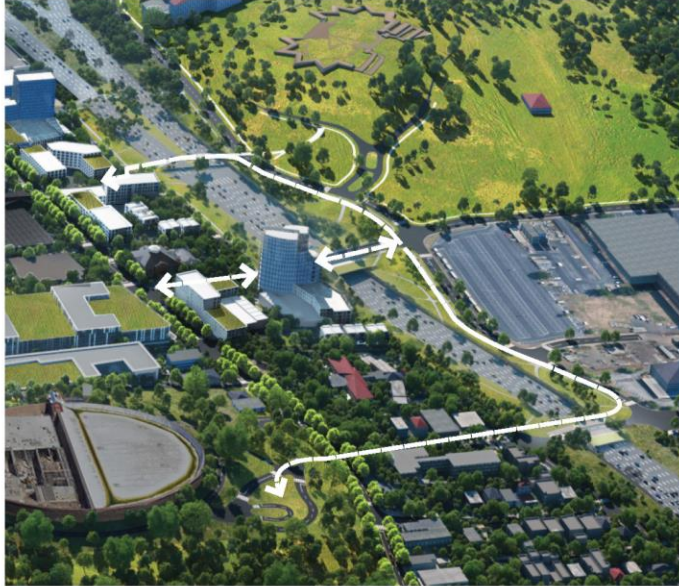
- Rose Park (0.40 miles)
- Ft. Negley (0.70 miles)
- Reservoir Park (0.70 miles)
- Murrell School Block (0.30 miles)
- Total (2.10 miles)



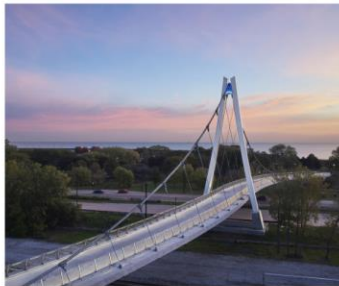
Reconnect Fort Negley

Option 1: The Edgehill Bridges

A series of park bridges that support green streets, trees, and clear access to Ft. Negley Park



SMALL: 1.4 ACRES



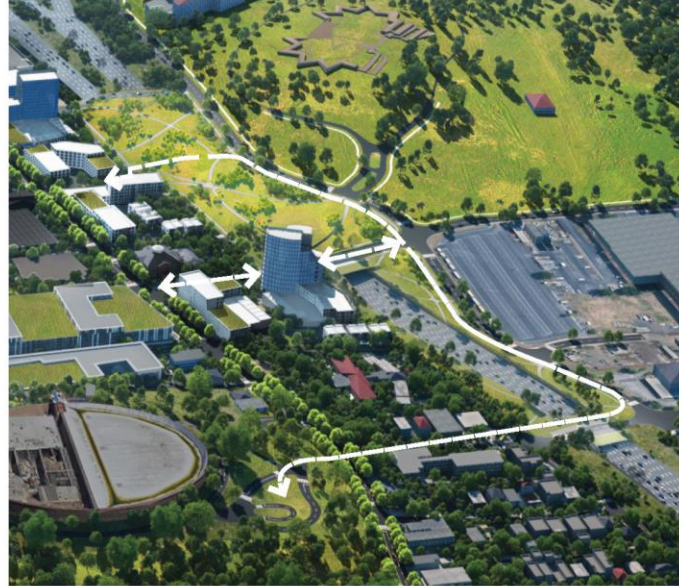
The 35th Street Pedestrian Bridge, Chicago, IL



The 5th Street Bridge, Atlanta, GA
1.4 Acres

Option 2: An Expanded Park

Expanded Ft. Negley Park to reconnect the neighborhoods, and link Edgehill Avenue and Olympic Street



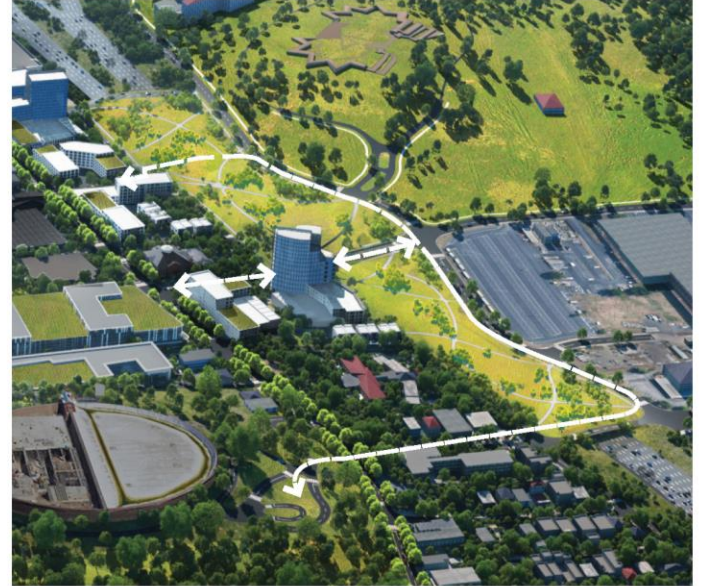
MEDIUM: 9.8 ACRES



Olympic Sculpture Park, Seattle, WA
9 Acres

Option 3: A Park for All Nashvillians

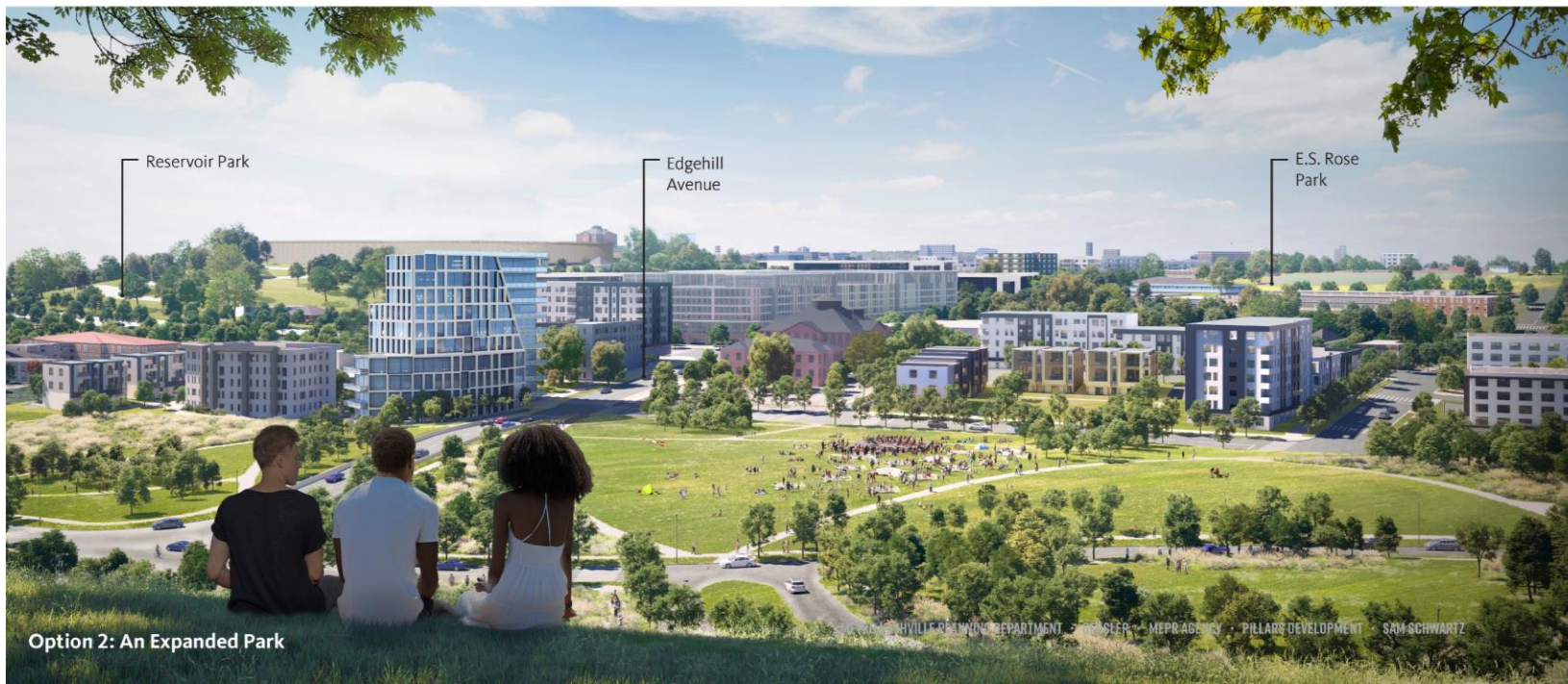
A citywide park that aims to reconnect Ft. Negley with Edgehill in a significant way



LARGE: 17.9 ACRES



Margaret T. Hance Park, Phoenix, AZ
17.0 Acres



Key Next Steps

- August 8** Public Comment Period Ends
- August 12** Public Hearing Draft posted to study webpage
- August 16** Staff Report posted to Commission Meeting webpage
- August 22** Metro Planning Commission meeting
- Public hearing & vote on policy plan

