



**MEMO**

**TO:** MEMBERS OF THE METRO PLANNING COMMISSION

**FROM:** Lucy Kempf, Executive Director, Metro Planning Department

**SUBJECT:** Determination on Public Hearing for Belle Meade Highlands technical study

**DATE:** December 12, 2024

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Dear Commissioners,

This memo pertains to new rules and procedures that were adopted by Metro Planning Commission to enable the Commission to approve technical studies facilitated by the Planning Department. According to the new rules and procedures, the review of such a technical study may or may not include a public hearing. Prior to reviewing the technical study, the Commission will vote on whether to host a public hearing when the study recommendations are considered by the body. We recommend the Commission hold a public hearing and make recommendations on January 9, 2025, as discussed below.

The Belle Meade Highland Design and Mobility Study is a technical study led by Metro Planning with consultant, Kimley-Horn. The primary goals of this study were to conduct a comprehensive mobility and placemaking study of Belle Meade Highlands, and offer recommendations for a transportation demand management strategy that encourages multi-mobility.

At the January 9, 2025 Metro Planning Commission meeting, staff will present Part 1 of this study for consideration. Part 1 comprises recommendations regarding the Memorandum of Understanding between the Parks Board and Cheekwood Botanic Gardens set to expire in March 2025. These recommendations provide a roadmap for the permanent relocation of Cheekwood's parking from Percy Warner Park land, and for the creation of a new access point from Highway 100 to meet best planning practices and public purposes around mobility goals for Cheekwood and park activities.

This planning effort has included a dynamic engagement and feedback process, with every community meeting drawing more than 100 attendees. In addition, community members and stakeholders have participated in online surveys, petitions, and emails, and have spoken at Parks Board meetings on this project. Given the active desire by the community to provide input, staff recommends that the Metro Planning Commission hold a public hearing at the January 9, 2025 meeting prior to voting on the technical study.

Thank you for your attention and consideration of this matter.