

Nashville Comprehensive Plan



**RUNDELL
ERNSTBERGER
ASSOCIATES**

**Public Workshop 2
February 24, 2025**



Meeting Agenda

1. Review: What is a comprehensive plan?
Why should we have one?
2. Where are we in the process?
3. Next Steps
4. Vision Statement & Guiding Planning Principles
5. Plan Elements: Goals & Recommendations
6. Draft Land Use Recommendations & Map
7. Character Preferences: Uses & Designs



Review: Comprehensive Plans

What is it?

- A plan: forward-looking
- Establish a vision for the future
- Create goals that serve your vision
- Identify where land uses can occur in your community

Why do it?

- So much can change in 20 years!
- Creating a vision and setting goals for your community guides responses to change
- We can't fully control what changes arise, but we can evaluate how to use changes to service your vision and goals.



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Next Steps



- Add Workshop Materials to the Website:
Nashville-Plan.com
- Update the Vision & Principles
- Update Land Use Recommendation Map to the final version
- Update the Land Use Category Descriptions
- Write a draft of the Nashville Comprehensive Plan based on all feedback we have received
- Present draft plan

Nashville's Vision Statement

Nashville is a thriving and welcoming town, where residents build meaningful lives. Nashville is an authentic community that reflects residents' values, supports its local businesses, and attracts visitors.

- Nashville has a variety of housing to serve its diverse population.**
 - Nashville protects its picturesque natural surroundings and tree canopy.**
 - Nashville celebrates its history as a pioneer village and an artists' colony through support for local education, the arts, and local businesses.**
 - Nashville strategically invests in thoughtfully planned infrastructure and developments. Its network of sidewalks and trails make it an accessible community for all.**
 - Nashville supports local public schools and promotes opportunities for youth to engage in the community.**
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Guiding Planning Principles

1. Establish clear development standards that support creativity while complementing Nashville's character.
2. Encourage the development of a variety of housing types to serve a diverse population.
3. Provide a transportation network that is safe, accessible, and well-connected with sidewalks and trails.
4. Celebrate the town's history through preservation, public art, and entertainment that engages people of all ages.
5. Protect natural resources by using them for outdoor recreation and integrating them into developments to enhance quality of life.
6. Develop design standards for the Downtown that prioritize walkability and compatibility with existing buildings.
7. Optimize infrastructure investments for financially sustainable land use decisions and to maintain quality community services.

Activity 1

Review the Vision Statement & Guiding Planning Principles

Discuss with your group if you agree or have changes. If you disagree, please explain!

The vision statement outlines the community's long-term aspirations for 20 years into the future. The vision statement is intended to be read as stating what is true in Nashville in the year 2045. Elements of the vision statement might already be true today, and that means it's important to preserve and carry forward those elements.

The guiding planning principles serve as guidelines to inform decision-making. By applying the guiding planning principles in decision-making, the outcomes should be aligned with the community's long-term vision.

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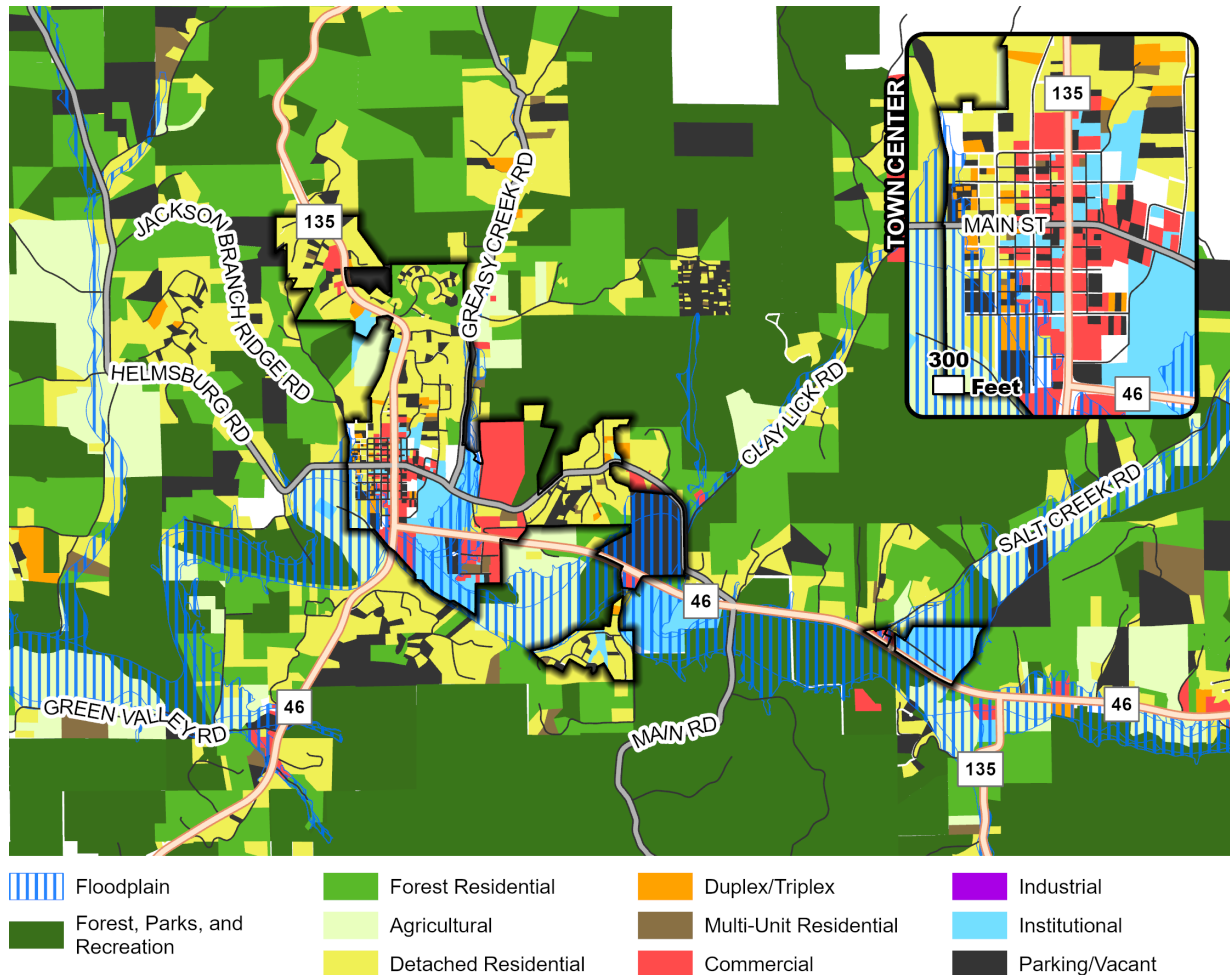
Plan Elements: Goals & Recommendations

- 1. Land Use & Development**
- 2. Economic Development**
- 3. Housing**
- 4. Town Connectivity & Transportation**
- 5. Nature & Outdoor Activities**
- 6. Arts & History**
- 7. Utility Infrastructure & Public Services**

Activity 2

With your group, read the text for each element and discuss if these goals align with the vision statement and planning principles from Sheet 1. Write any suggestions for changes and/or anything you think needs to be included. If you disagree, please provide a detailed explanation.

Land Use



Current Land Uses 2024

Land Use describes broad categories for how land is used.

Examples: Residential, Parks & Open Space, Industrial, Institutional, Commercial, Mixed-Use...

What is a future land use map?

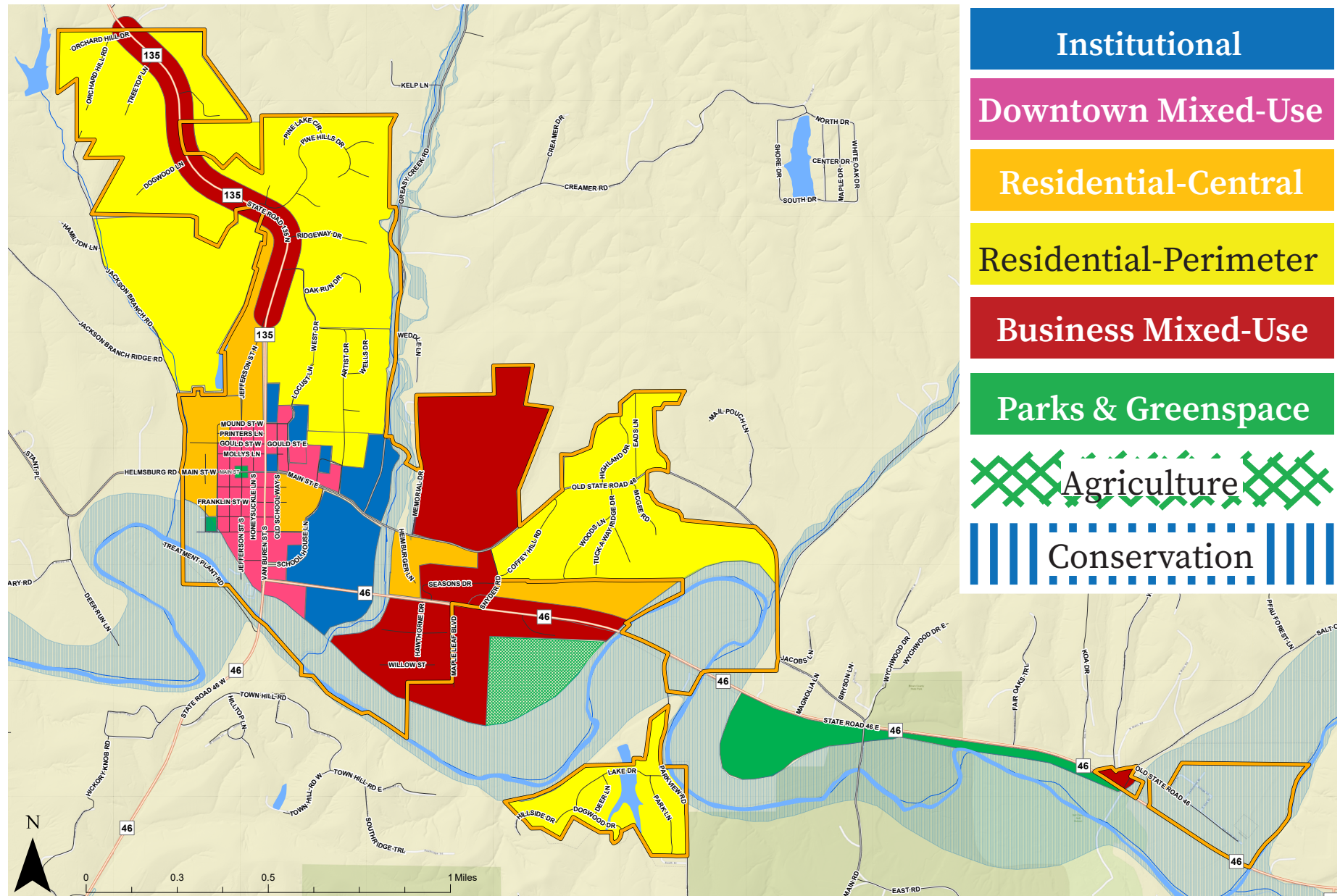
A map that recommends a land use category for all areas within a town.

How will the land use categories be used in the future?

Land use categories are the foundation for zoning districts.

Zoning is more detailed and is adopted as a local ordinance.

Draft Land Use Map & Categories



Activity 3

Draft Land Use Map & Categories

Instructions:

What do you think? Read the land use descriptions on Sheet 4 and see the map and key on Sheet 3

Sheet 3:

What changes do you think should be made to the map? Use the markers and sticky notes to draw or describe your thoughts.

Sheet 4:

Do the categories generally cover all the uses you imagine for Nashville? Is something else needed? Are there conditions that should apply to certain uses, like a minimum lot size or maximum height? Write your suggestions next to the description or add a sticky note.



Activity 4 Character Preference

Think about what Nashville could look like in 20 years. Which of these examples do you think fit the town's vision for the future? Add a dot to your posters for your choices. You can chose more than one.



A vibrant mural is painted on a concrete structure under a bridge. The mural features a large owl with yellow eyes perched on a branch, a rainbow arching over a landscape with silhouettes of trees and a sun, and the word 'BROWN' in large letters. The background is a mix of blue, green, and yellow. The scene is captured from a low angle, looking up at the bridge structure.

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Thank you for attending

nashville-plan.com