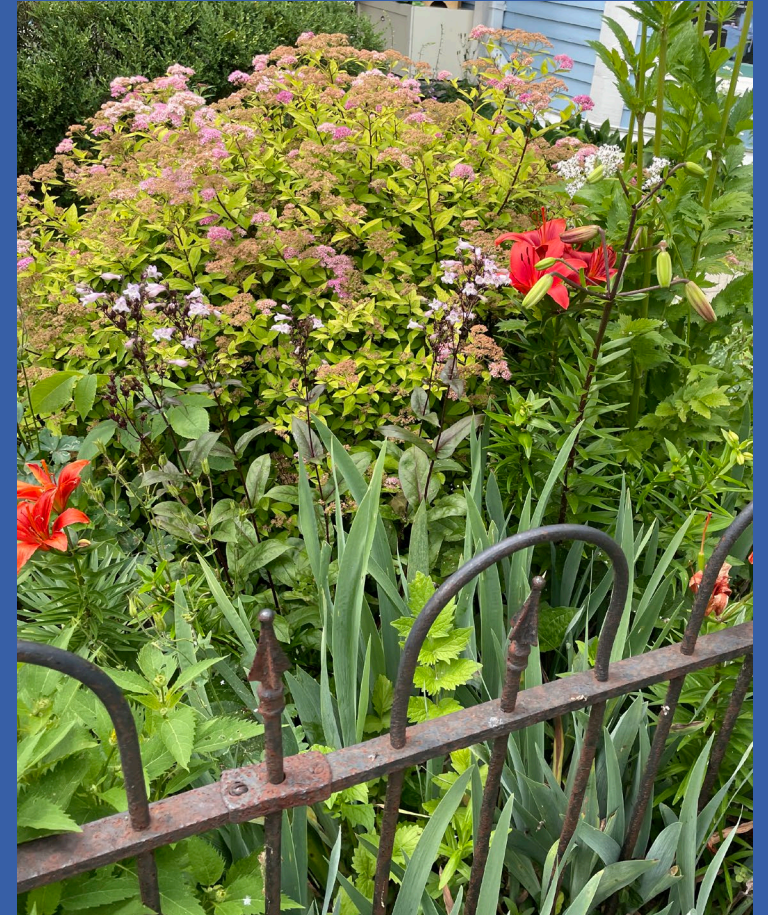


Nashville Comprehensive Plan

REA RUNDELL
ERNSTBERGER
ASSOCIATES

Steering Committee Meeting
December 17, 2024





From where I sit Nashville unfolds before me

Welcome!



Meeting Agenda

1. Review
2. Where are we now?
3. Finalize Vision and Guiding Principles
4. Land Use Categories
5. Mapping Exercise
6. Next steps

Comprehensive Plans: Review

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

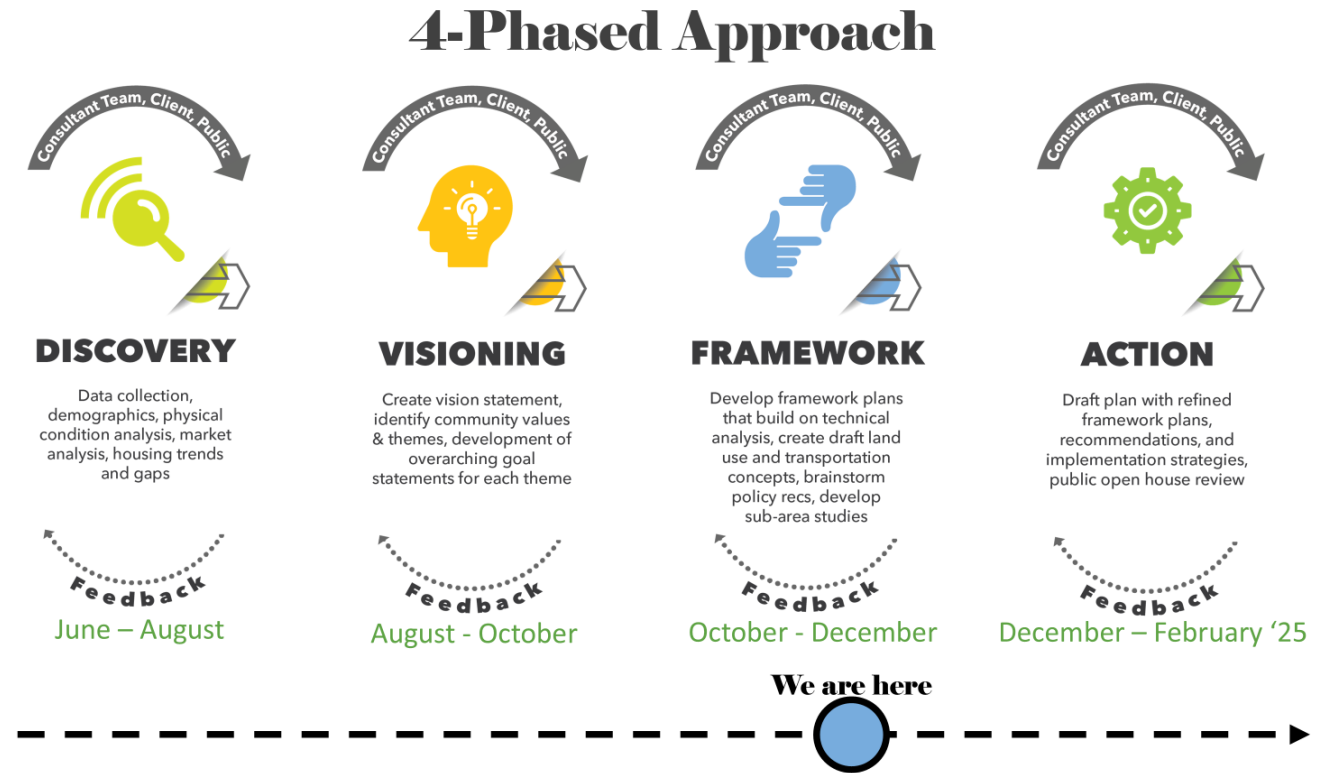
Why do it?

- 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.



Since our last meeting...

- Updated the Vision Statement
- Updated the Guiding Planning Principles
- Developed Land Use Categories



Land Use



Land Use

What is land use?

- Broad categories about how land is used
- Descriptive:

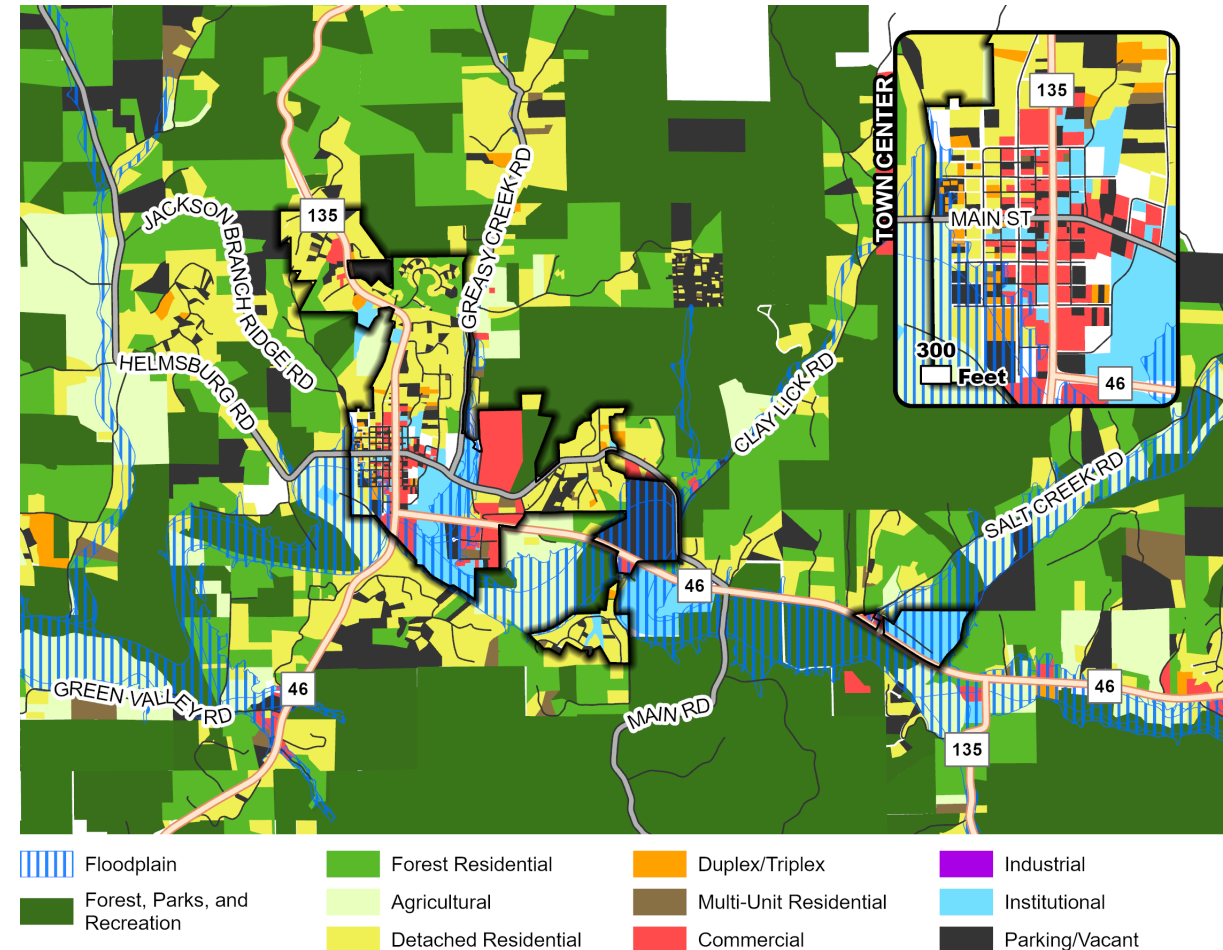
Residential	Parks & Open Space
Industrial	Institutional
Commercial	Mixed Use

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?

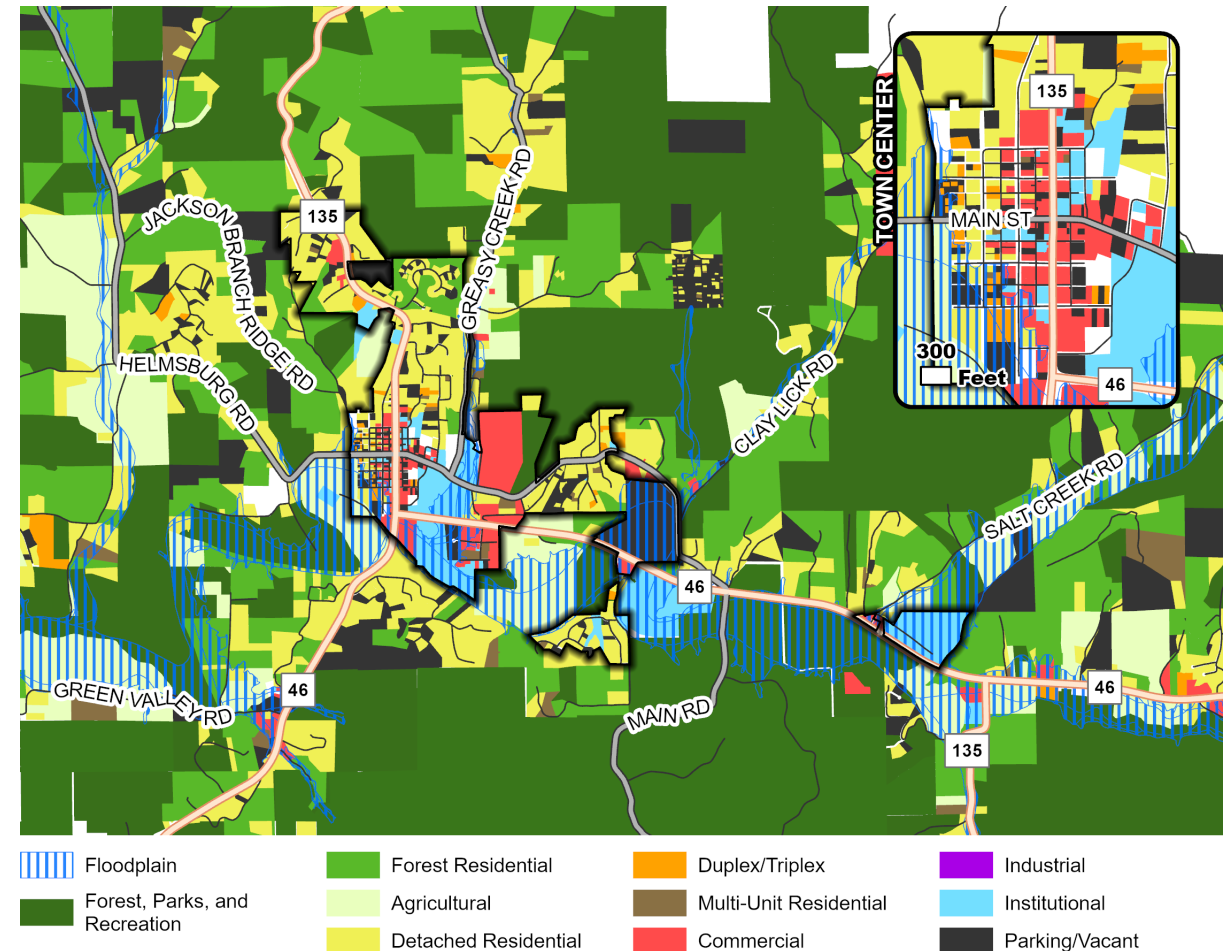
- Land use categories are the foundation for zoning districts.
- Zoning is more detailed and is adopted as a local ordinance.



Land Use

Categories

1. Conservation Areas
2. Residential—Traditional Grid
3. Residential—Forests & Ridges
4. Mixed-Use
5. Institutional
6. Parks
7. Business Commercial
8. Light Industrial
9. Agriculture

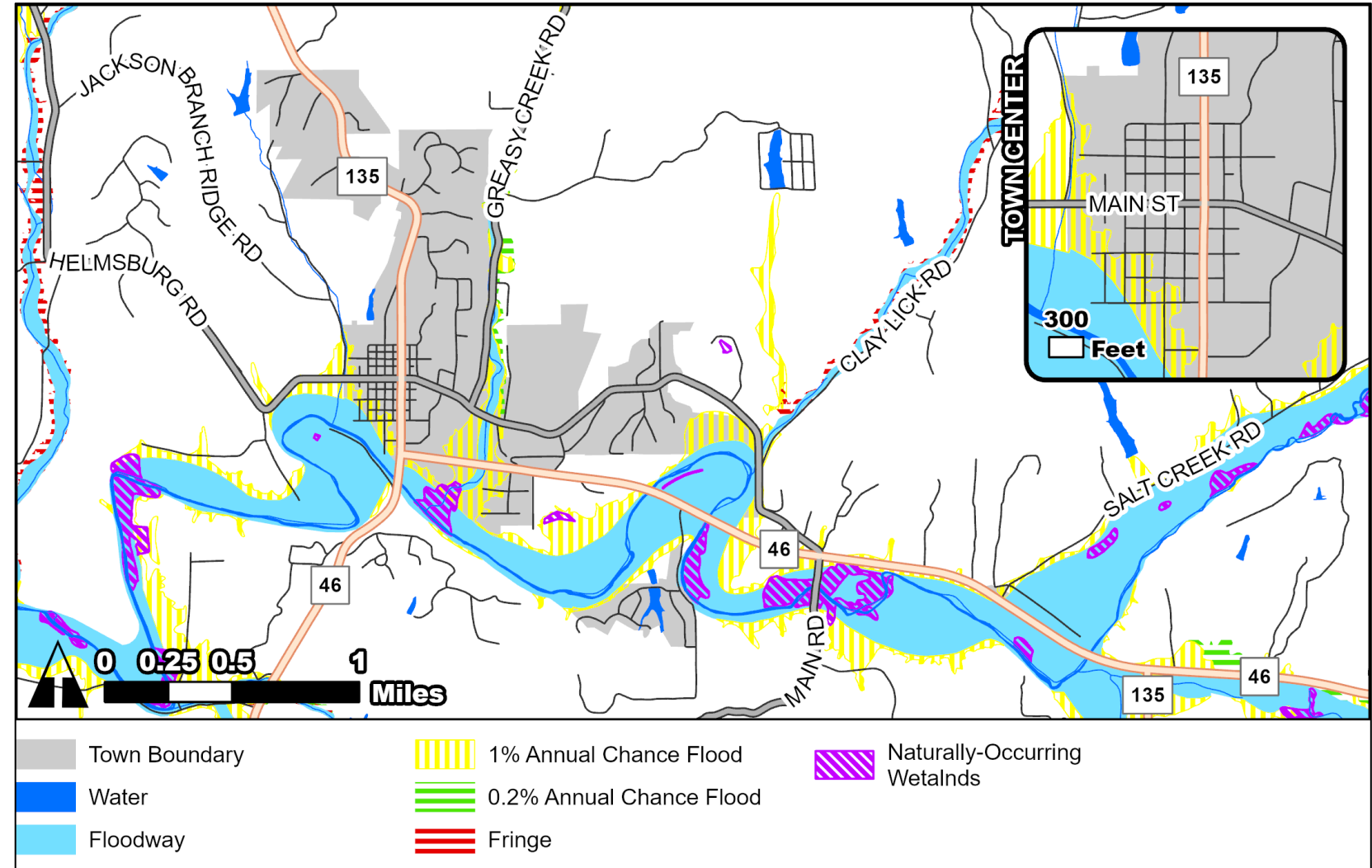


Conservation

Areas where building can be challenging, risky, and/or harmful to shared resources

Locations:

1. Floodway
2. Floodplain
3. Ridges & Steep Slopes
4. Forests
5. Wetlands



Conservation

A. Uses:

1. Uses may include educational or tourism components
2. Wildlife and Nature Habitats (animals and plants)
3. Flood tolerant agriculture, forestry, etc.
4. Recreational areas: mountain biking trails, walking, running, or hiking trails; bird and wildlife watching; fishing or hunting; sculpture trail or garden; en plein air painting areas...

B. Conditions:

1. Limits for land alterations/grading, removing trees...
2. Buildings and vehicle traffic should be minimal or restricted
3. Strategies to preserve sensitive areas may include bioswales to absorb stormwater, or using permeable pavers

C. Questions: ?



Residential—Traditional Grid

A. Locations: in or near the historic plat

B. Uses:

1. Detached House
2. Duplexes
3. Multi-unit houses (3 or 4 units)
4. Townhouses or Condos
5. Apartments (5+ units)

C. Conditions:

1. Infill—alley loaded; complement surrounding scale
2. Entrances should face the public sidewalk
3. Front yards should be of similar size

D. Questions: ?



Residential—Forests & Ridgelines

- A. Locations: North and East of downtown
- B. Uses: mostly detached houses
- C. Conditions:
 - 1. Must connect to public utilities
 - 2. Avoid steep slopes or other erosion-prone locations
 - 3. Preserve existing tree canopy
- D. Questions: Should duplexes and/or ADUs be permitted or by conditional/special exceptions?



Mixed-Use

- A. Locations: Downtown, SR 46 corridor
- B. Uses: businesses, retail, restaurants, artisans, apartments, lodging
- C. Conditions:
 - 1. buildings should be built up to the front property line; increased front yards may be permitted for outdoor dining or plaza space
 - 2. entrances should face the public sidewalk
 - 3. parking should be in a rear or side yard
- D. Questions:
 - 1. Should detached residential uses be permitted?
 - 2. Should this land use be specifically for buildings that have more than one use?



Institutional

A. Locations:

1. in or near Downtown
2. at intersections or along major traffic corridors
3. on the edges of residential developments (avoid mid-block locations)

B. Uses:

1. Government facilities
2. Libraries & Community Buildings
3. Religious (Church)
4. Schools
5. Utility facilities
6. Maybe social services/non-profits?

C. Conditions: ?

D. Questions: design standards?



Parks

- A. Locations: existing & proposed parks
- B. Uses:
 - 1. Recreation areas
 - 2. Public Restrooms
 - 3. Public Plazas
- C. Conditions: ?
- D. Questions: ?



Business Commercial

- A. Locations: south of SR 46/135?
- B. Uses:
 - 1. Uses would be strictly commercial developments
 - 2. Retail
 - 3. Service Businesses
 - 4. Offices
 - 5. Medical
- C. Conditions: Design Standards would allow larger buildings and parking areas
- D. Question: is commercial land that does not include residential uses desired?



Industrial

A. Locations: ?

B. Uses:

1. Research & development facilities
2. Building contractors
3. vehicle service/repair

C. Conditions: any outdoor storage areas must be screened with a solid fence and/or evergreen vegetation

D. Questions: Is this a desired land use?



Agriculture

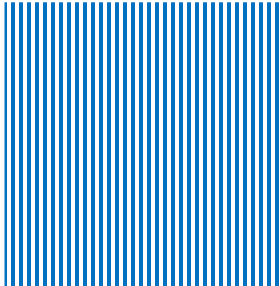
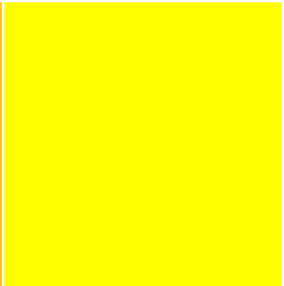
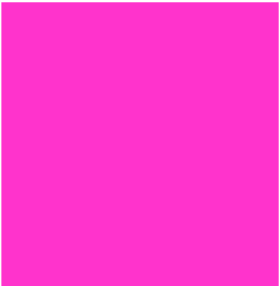
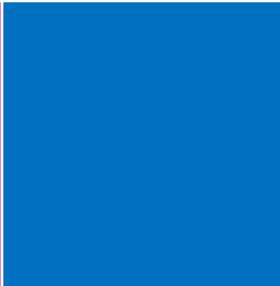
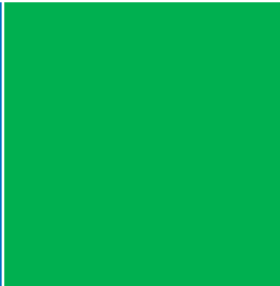
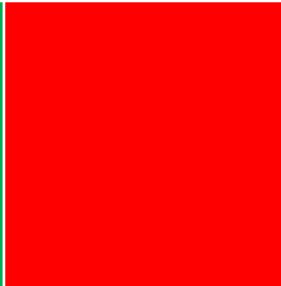
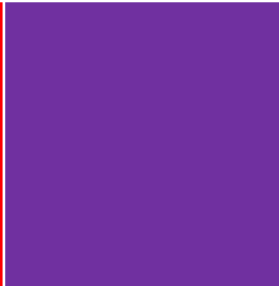
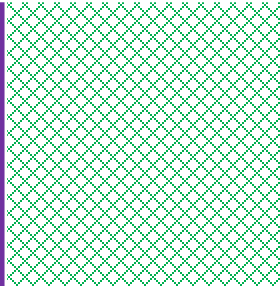
- A. Locations: this is probably most applicable to potential annexation areas
- B. Uses:
 - 1. crops/farmland
 - 2. livestock
 - 3. residential (farmhouse on the same lot)
- C. Conditions: should be applied to sites 1 acre or larger
- D. Questions:
 - 1. Should agricultural land be its own category or combine with another use? Maybe residential—forests and ridgelines?
 - 2. Should large site residential uses be within the 'agriculture' use? Maybe we re-name the category?



Land Use Map Exercise

- A. Break into groups of about 5 people to draft a land use map.
- B. Think about where you envision these land uses in the year 2045.
- C. Reference the existing land use map, zoning map, and environmental map for ideas on where these land uses should be
- D. Use the markers to draw on the map using the color/pattern shown in the Land Use Key
- E. Use sticky notes to add details

Land Use Key

Conservation	Residential— Traditional Grid	Residential— Forests & Ridgelines	Mixed-Use	Institutional	Parks	Business Commercial	Industrial	Agriculture
								



Next Steps

1. Final Vision and Guiding Principles
2. Buildout themes and policy goals with action recommendations
3. Create a future land use map to present at the public workshop
4. Schedule and host a second public workshop (January 2025)

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Thank you!