



# Metropolitan Nashville Planning Department

Metro Office Building  
800 Second Avenue South  
Nashville, TN 37201  
www.nashville.gov/mpc

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NASHVILLE & DAVIDSON COUNTY

JUL 13 2021

Application No. 2021 CP-012-002  
(Assigned by Planning Department staff)

Date Submitted: \_\_\_\_\_  
METROPOLITAN PLANNING DEPARTMENT

Community Plan(s) Southeast Community Plan

Associated cases:  PUD       UDO       Zone change       Subdivision       Mandatory Referral  
 Major and Collector Street Plan Amendment

A Plan Amendment Determination Form signed by the Planning Department Executive Director is required as part of this application. Failure to attach this material will result in an application being considered incomplete.

Attach a list containing the following information for each parcel in the application:

- Map and Parcel Numbers (if any portions of parcels are included, use "part of parcel...")
- Number of Acres
- Property Owner(s)
- Current Community Character Policy or other provision to be amended
- Requested Community Character Policy or other amendment

Describe how the proposed community plan amendment would be a better fit for the future of the area in question and adjacent areas than the current policy(ies).

Continued investments at the Trousdale/Harding intersection show a need for neighborhood commercial uses. The proximity of the Lynn/Trousdale intersection to existing commercial and office uses provides opportunity for a change in land use designation to T3 NC. This intersection could serve as an entrance to the neighborhood and provide residents with neighborhood-scaled commercial uses within walking distance and without needing to cross an arterial boulevard. The TR recommendation by Planning staff for the remainder of the area allows for the character of the core neighborhood to remain the same while allowing small scale offices and denser residential development to take place along the primary corridors. This change would allow for an increase in the walkability of this area and align with NashvilleNext's goal of creating walkable centers with jobs, housing, and services.

Summarize the changed conditions that might support changing the community plan as proposed in this application.

Traffic increases along Trousdale Drive and Harding Place during peak hours and Nashville's continued growth and commute times highlight the need for the reducing the distance needed to access necessities. Property owners are already providing commercial uses within the existing T3-NM designation along these corridors. This change to TR and T3-NC would allow for the alignment of community plan policy with how properties are being used.

Explain why a change to the community plan might be justified at this time.

Nashville is continuing to experience unprecedented growth. This growth is impacting traffic, affordability, and housing stock. With the missing middle and affordable housing an ongoing need in Nashville, a change to TR would allow for greater diversity in housing type. Smaller neighborhood commercial uses are able to help with traffic by allowing residents to walk/drive a shorter distance to their daily needs. There are commercial uses already being provided within the existing

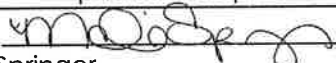
**APPLICANT CONTACT INFORMATION**

**NOTE:** All communication by phone, fax, e-mail, or mail will be with the applicant.  
**You must fill in all information — fields are not optional.**

*A letter indicating the consent of the property owner, signed by the property owner may be requested and required at the discretion of the Executive Director.*

Applicant's Name Malina Springer, AICP  
Company Name: Pillars Development  
Address: 1208 3rd Avenue South  
City: Nashville State: TN Zip: 37210

Phone: (615) 953-9696 ext. 707     business     home     cell  
Phone: \_\_\_\_\_     business     home     cell  
Fax: \_\_\_\_\_     business     home

Applicant E-mail: malina@pillarsdevelopment.com  
Applicant Signature:   
Print Name: Malina Springer

**Checklist – for staff use only**

- \_\_\_\_\_ Application filled out completely
- \_\_\_\_\_ Planning Department Executive Director Major or Minor Amendment Determination
- \_\_\_\_\_ Memo with map showing properties to be included in the amendment study area
- \_\_\_\_\_ List of properties
- \_\_\_\_\_ Application fee
- \_\_\_\_\_ Trustees - disclosure of all beneficiaries

Application Fee: \$ \_\_\_\_\_ .00

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



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### Community Plan Amendment Application

Application Fee: Major Amendment – \$2,000; Minor Amendment – \$1,000

### Community Plan Amendment Procedure

1. Before filling out an application for a plan amendment, Contact Marty Sewell, Planner III in the Community Plans Division of the Metro Nashville Planning Department.  
 Phone: 615-862-7218 or Email: [marty.sewell@nashville.gov](mailto:marty.sewell@nashville.gov)

2. The Planning Department Executive Director will determine whether the amendment is a Major or Minor amendment, the study area for the proposed amendment, and whether a community meeting is required.

Amendment Type	Community Meeting Requirement	Property Owner Notification Buffer	Application Fee	Review Cycle/ MPC Agenda Scheduling
Major Plan Amendment	One or more meetings, convened by Planning Dept.	1300 feet from subject site	\$2000	8 Weeks
Minor Plan Amendment	Meeting requirement at discretion of	600 feet from subject site	\$1000	6 Weeks

3. Once the amendment type is made and the Executive Director has signed the Plan Amendment Determination form, the applicant may submit the amendment application required fees to the Planning Department Front Counter. Cash, checks and VISA/MC are accepted. Checks should be made payable to "Metro Government".

4. Planning Department staff will work with the applicant to schedule any necessary community meetings and mailings to the community. A report and recommendations to the Planning Commission will be prepared and posted online one week prior to the Commission's public hearing.

5. At the public hearing, the Planning Commission will approve, approve with conditions, disapprove, or defer the case for further information or analysis.  
 Please note that the Rules and Procedures of the Metropolitan Planning Commission require an affirmative vote of at least six members of the Commission for the adoption of a plan or any amendment to a plan (see Section VIII. Specific Rules, A. Plan Adoption or Amendment on page 8 of the Rules and Procedures).



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**Planning Department Executive Director Community Plan Amendment Level and Plan Amendment Study Area Determination**

**Project Name:** TBD

**Project Location:** Trousdale/Harding area, east side of Trousdale (Southeast Community Plan)

**Current Community Plan Policy:** T3 NM

**Proposed Community Plan Policy or other change:** TR with possible strategic areas of T3 NC

**MPC Case Number (to be filled in by Planning Staff when application is filed):** \_\_\_\_\_

**Associated Case:** none at this time; exploring policy change first; expecting zone changes in future

According to the Metropolitan Planning Commission Rules & Procedures Section VIII.A.1., the Planning Department Executive Director determines whether any proposed amendment filed by an applicant is a major or minor amendment. In addition, the Planning Department will communicate with an applicant for a community plan amendment to determine the study area required to be used for the proposed community plan amendment. These determinations affect the Planning Department review process and timeline, public notice requirements, and public participation process.

The Planning Executive Director has reviewed your proposed application for a community plan amendment and determined that it is a:

Major Amendment (one or more community meetings required)

Minor Amendment (community meeting not required)

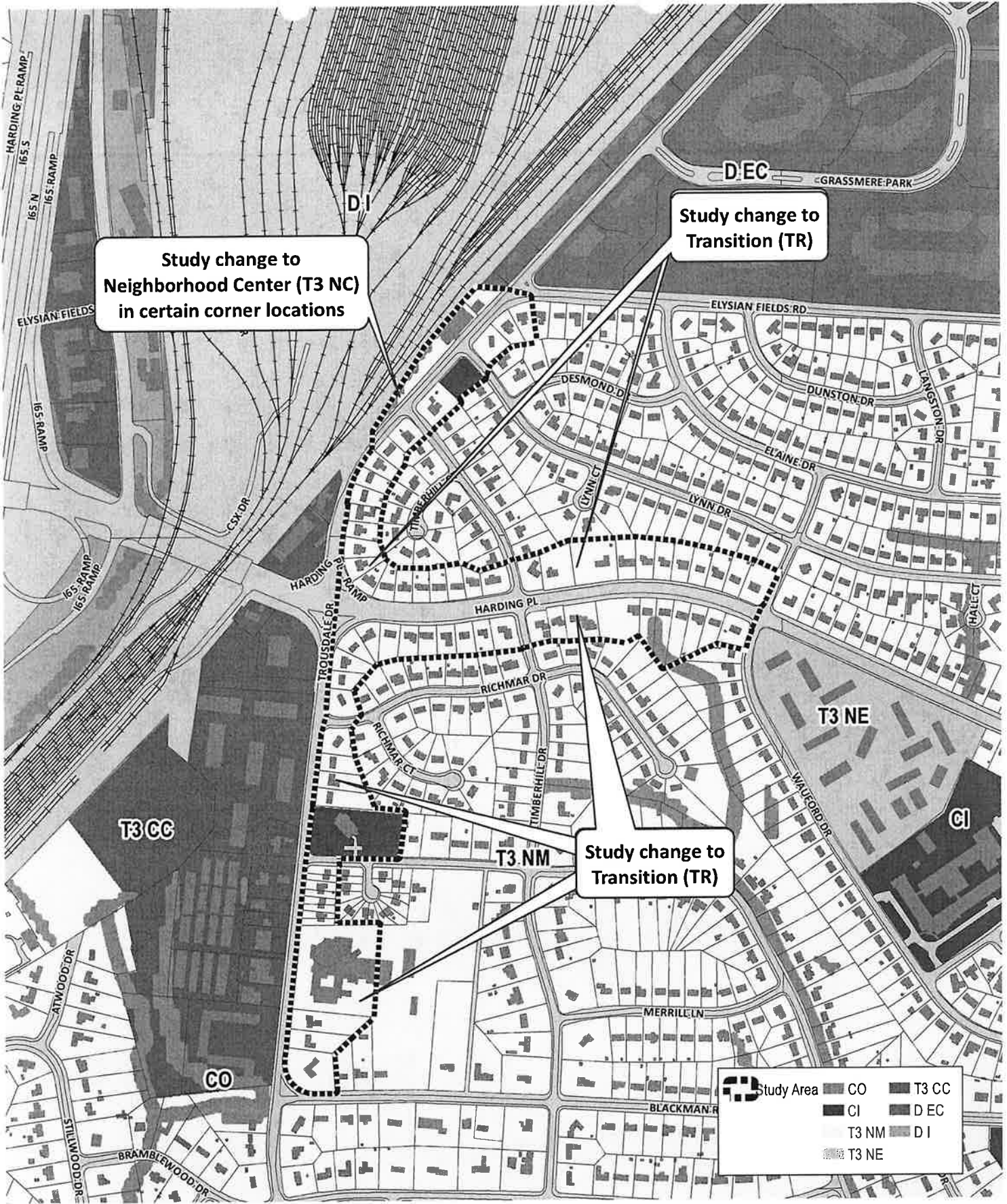
Minor Amendment with a required community meeting

\_\_\_\_\_  
Lucy Kempf, Executive Director or Robert Leeman, Deputy Director

Date: 4-12-2021

Valid through: 4-12-2022 (1 year from the date it was signed)

A map of the required plan amendment study area is attached.



Study change to Neighborhood Center (T3 NC) in certain corner locations

Study change to Transition (TR)

Study change to Transition (TR)

	Study Area		CO		T3 CC
	CI		D EC		DI
	T3 NM		T3 NE		

