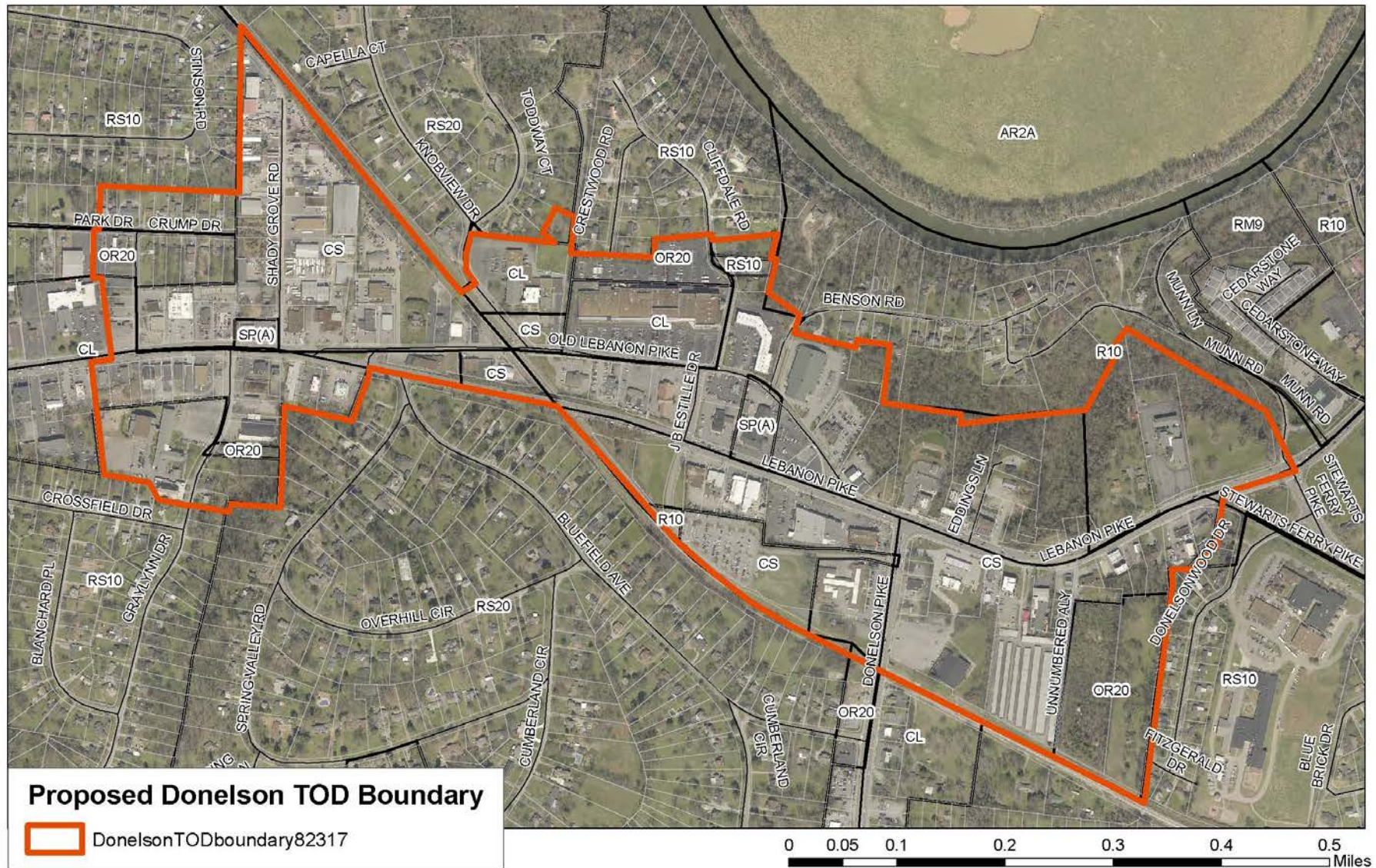


December 4, 2017

Donelson Transit-Oriented Development

Proposed Donelson TOD District



Questions Received

- What is a transit-deficient area?
 - A transit-deficient area means a high capacity transit area where facilities for high capacity transit are necessary to promote the elimination of traffic hazards, the implementation of regional solutions to traffic congestion, and the improvement of traffic facilities.

Questions Received

- How does this affect my property?
 - Each property in the redevelopment district must adhere to the plan's land use and design standards. Parallels the Donelson UDO.

Questions Received

- When was the first meeting held?
 - The first meeting was held on October 24th.

Plan Objectives

- To create a transit-oriented, mixed-use district around the train station by promoting transit-oriented principles intended to integrate land use and transit
- To provide greater density than the community average, a mix of uses, and a high quality pedestrian environment around a defined center
- To provide housing to a range of incomes, including units for affordable and workforce housing

Transit Connectivity



Plan Objectives

- To create a streetscape that is safe and accessible for pedestrians, bikers, and drivers
- To provide improved transit connections, including improved Music City Star service
- To improve transit connectivity between the Nashville International Airport and downtown Nashville

Pedestrian Environment



Plan Objectives

- To create stronger linkages between the existing train station and other transit routes
- To make transit stops focal points as properties redevelop into mixed-use destinations and locate them in areas that are accessible, visible and well lit
- To establish standards and guidelines for the redevelopment and continued use of the area that will ensure the future stability of the entire through high quality development

Mixed-Use Destinations



Plan Objectives

- To provide for the layout of new public improvements necessary to support the redevelopment of the area
- To establish harmonious land use patterns and provide adequate sites for the planning and development of new residential areas or commercial uses

Redevelopment Actions

- Place buildings on lots with orientation to the street or to the Donelson Music City Star station to increase active uses on the street, create a street wall, and create pedestrian scaled spaces

Street Orientation



Redevelopment Actions

- Design vertical mixed use buildings to accommodate active ground floor uses, such as retail and entertainment, while providing office and residential uses on upper floors
- Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence

Redevelopment Actions

- Place overhead utilities on taller poles, in alleys, or underground as properties redevelop
- Design necessary detention and water quality areas as amenities by providing seating, walkways, and landscaping
- Accommodate other forms of vehicular travel along Lebanon Pike by including bike lanes and bus transit stops

Diverse Vehicular Traffic



Redevelopment Actions

- Provide pedestrian facilities to and from individual development and to the Music City Star station, including sidewalks and crosswalks in parking lots through such means as markings, textured pavement, and other walkways and landscaping

Redevelopment Actions

- Create transit extensions from the Music City Star station to the Nashville International Airport and downtown Nashville
- Place pedestrian scaled lighting along the street near sidewalks and at major pedestrian crossing areas

Pedestrian-Scale Lighting



Results from Last Meeting

PERMITTED

- Art galleries
- Bike trails
- Bookstore
- Bowling alleys
- Cleaners
- Department stores
- Detached, single-family dwellings, multi-family dwellings, and duplexes
- Fine casual dining
- General retail
- Grocery stores
- Meat markets
- Open/green space
- Public facilities and parks
- Religious institutions
- Restaurants (without drive-through service)
- Theaters (movies and live performances)
- Transit stations and stops
- Wine shops

Results from Last Meeting

CONDITIONAL

- Automobile repair/service
- Automobile sales
- Concert venues
- Hotels/Motels
- Massage parlors
- Parking structures (freestanding)
- Standalone surface parking lots

Results from Last Meeting

PROHIBITED

- Automobile lots
- Adult entertainment
- Cash advance, check cashing, title loan, or similar businesses
- Day labor services
- Dollar stores
- Industrial uses (unless noted under conditional uses)
- Mobile home park
- Pawn shops
- Restaurants (with drive-through service)
- Self-storage providers
- Short-term rentals
- Tattoo parlors
- Tobacco and vapor stores

Contact Info

DonelsonTOD@Nashville-MDHA.org