

The initial informational meeting was held on March 19, 2024 in the Berrytown Recreation Center, at 1300 Heafer Road. The meeting opened at 6 PM. In attendance were Brian Davis, Marilyn Harris, Julia Williams, and Dante St. Germain as Office of Planning staff.

A community member questioned what a CLT is. A CLT is a community land trust.

The site is approximately 7 acres in area.

The intention of Metro is to solicit developers at a later date, after finding out what the community wants. This will be done via a solicitation of interest. The solicitation of interest will specify what is desired by the community and any developer will need to meet those requirements and the recommendations of the neighborhood plan. Any development will need to blend into the community.

The Berrytown Community Land Trust commented that whatever is built should be affordable. "Affordable" was defined as a unit that costs no more on a monthly basis than 30% of a renter's or owner's income. Restrictions would need to be made for any unit, whether for rent or for sale, to ensure affordability.

A community member questioned why this area was chosen, as there is no transit available. Marilyn Harris responded that TARC service is available and TARC service provides access to amenities in nearby communities.

A community member stated that people walk to Shelbyville Road and sidewalks are not available for that entire distance.

Affordability as a percentage of area median income was defined as being based on the area median income of the entire Jefferson County area.

Marilyn Harris stated that anyone who owns a property who claims the mortgage payment deduction on their income taxes is receiving a government housing subsidy, just on the back end instead of the front end.

A community member questioned why several single-family homes could not be placed on the land, rather than multiple multi-family units on a single lot.

Any developer would need to abide by a deed restriction to ensure affordability on the site in perpetuity.

A community member commented that corporate greed is a negative influence on development.

A community member commented that something other than apartments should be on the site.

A community member commented that almost all lots in the area are at least one-half acre.

A community member pointed out that TARC services are available on Heafer Road. TARC runs every weekday but not on the weekends.

The neighborhood plan encourages the provision of owner-occupied housing and preservation of the tree canopy.

Not everything is close to amenities and not every community is walkable.

A community member commented that traffic on N English Station Road to Shelbyville Road has resulted in a proposed road widening, in the 2025-2027 time frame. Development on the site would add more traffic.

A community member questioned if an environmental impact study had been performed. Marilyn Harris stated that it had, and that the study would be provided for the case file. The study was approved prior to Metro purchasing the property.

A community member stated that too much truck traffic present on N English Station Road. There is no safe place to walk and no sidewalks.

A community member questioned the process of the zoning change. There will be another neighborhood informational meeting to present the results from this meeting. We will know more at the next meeting what zoning district would be suitable for the site. The zoning process was explained with respect to the case going before the Land Development and Transportation Committee and the Planning Commission, with final approval by Metro Council. Marilyn Harris stated that following any zoning approval, the solicitation of interest would be distributed, and interested developers would be discussed and one chosen. The chosen developer may be transferred the property as a sale or may develop on property retained by Metro and leased to the developer.

The difference between an areawide rezoning and a standard rezoning (plan certain) was discussed.

Community members indicated that any development would need to be connected to the community and would need to have sidewalks. Multi-family was stated to be a poor fit for the site. Community members specified that single-family lots should be developed on the site. Traffic was again discussed as very heavy on N English Station Road. Community members are not looking for large multi-family complexes. Community members questioned whether development would increase property values in the vicinity.

The property is not intended for development into large single-family homes. Affordability was again discussed.

Community members indicated a desire for single-family homes. Approximately 32 lots would be the maximum allowable under the current zoning which would not include the road dedication, so the actual number of allowable lots would be less. Community members indicated that they would like the lots to be sold to eligible buyers.

The Berrytown Community Land Trust stated that they would like to be involved in this process.

There is no guarantee that the land would be sold to a developer.

Community members discussed duplexes and many indicated that some duplexes might be acceptable.

The next neighborhood informational meeting would take place in the general time frame of April 23rd.

Community members questioned if the land absolutely needs to be rezoned. The land could remain R-4. Community members again expressed a desire for single-family homes with home ownership.

The meeting adjourned at approximately 7:30 PM.