

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. 2004-319

“WHEREAS, the *Southeast Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on July 22, 2004; and

WHEREAS, a Residential Medium Density land use policy was applied in that plan to an approximately five acre area on the south side of Old Hickory Boulevard adjacent to the east margin of Cloverland Drive; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on September 23, 2004 to consider the merits of amending the land use policy for this site to Mixed Use as shown on Attachment A with a Special Policy as set forth in Attachment B; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 1** to the *Southeast Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.

James Lawson, Chairman

Adoption Date: September 23, 2004

Attest:

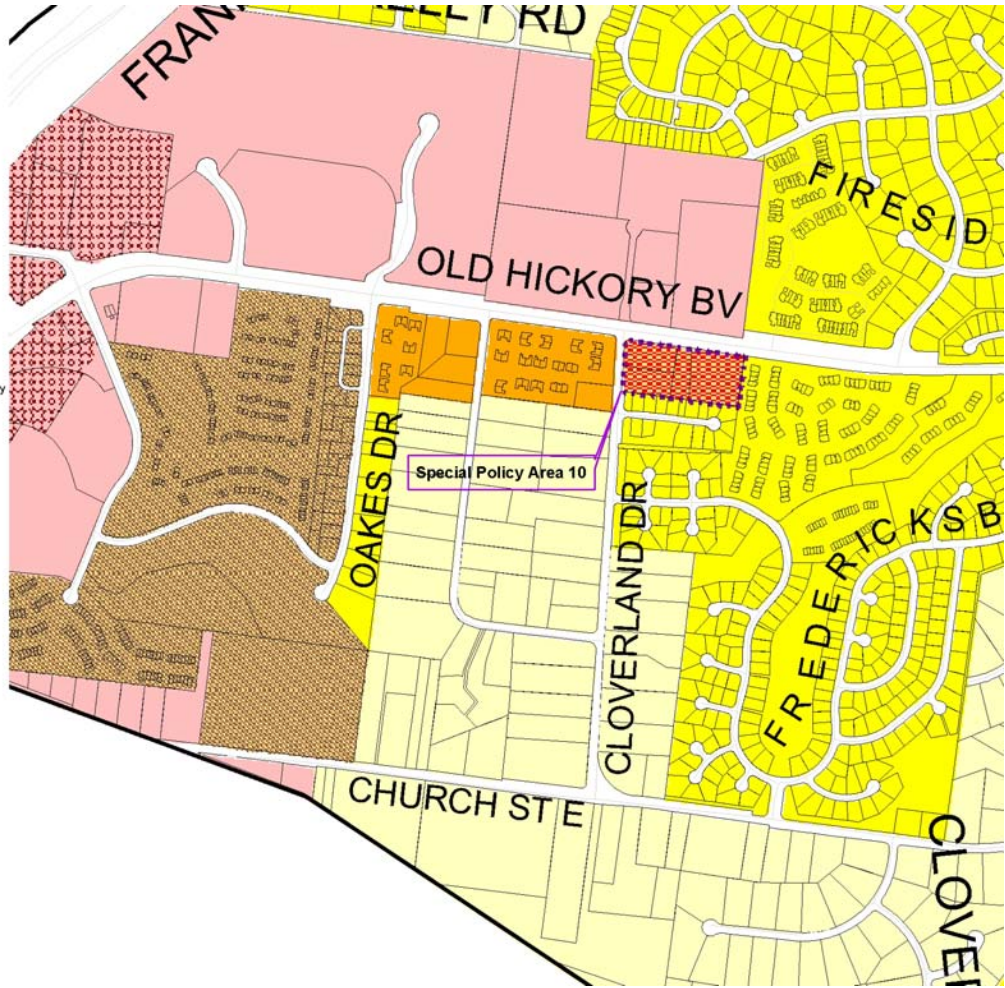
Rick Bernhardt
Secretary and Executive Director

Attachment A to Resolution 2004-319

Attachment A

Legend

-  NC or NCO Natural Conservation
-  RL Residential Low Density
-  RLM Residential Medium Density
-  RM Residential Medium Density
-  RMH Residential Medium High Density
-  OT Office Transition
-  OC Office Concentration
-  MJ Mixed Use
-  RCS Retail Concentration Super-Community
-  RAC Regional Activity Center
-  CMC Commercial Mixed Concentration
-  Water
-  R Rural
-  OS Open Space
-  OS' or POS Potential Open Space
-  NG Neighborhood General
-  NJ Neighborhood Urban
-  NC Neighborhood Center
-  CG Corridor General
-  C C Community Center
-  M Major Institutional
-  I Impact Area
-  IN Industrial District



Attachment B to Resolution 2004-319

Special Policy Area 10

The mixture of uses within this special policy area shall be confined to small scale offices and medium density residential development at a density no higher than six dwelling units per acre. Development may be a combination of office and residential or residential only, but shall not be office only. The floor area ratio of the office development shall be no higher than 0.20. This is to help ensure compatibility with adjoining residential development while recognizing the suitability of this location for office as well as residential use. Development in this area shall be subject to a Planned Unit or Urban Design Overlay District to ensure that it meets the intent of this special policy.