

Chapter One: Community Setting

Subarea 6: The Bellevue Community

Located in the southwestern corner of Davidson County, Bellevue is primarily a rural and suburban residential community. Its distance from downtown Nashville, coupled with the concentration of farmland and hilly terrain, gives the area an overall rural feel. Major commercial concentrations are at Highway 70S and Old Hickory Boulevard and Highway 70S and I-40, where the Bellevue Center Mall is located.

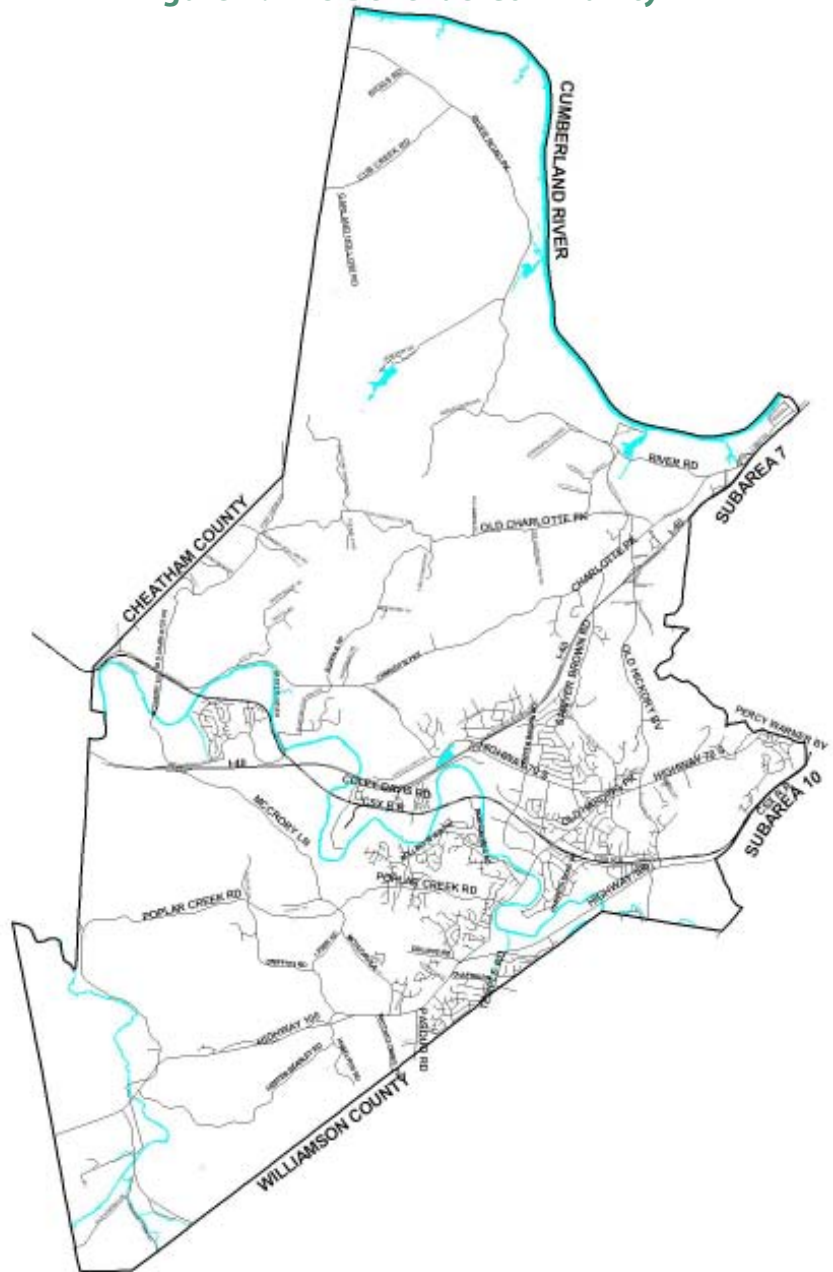
Although the southern portion of the subarea has experienced significant residential growth and commercial development over the last twenty years, the northern and far western portions of the subarea remain generally rural.

Despite Bellevue’s overall mixture of and relative proximity among land uses, few areas boast good connections to multiple roadways, other uses, or public open space. The suburban development pattern has created the need to mitigate traffic congestion, improve coordination of land uses, and find ways to preserve rural areas.

Bellevue is a growing community. Subarea 6 recorded 37,062 residents in 2000, an increase of approximately 90% over 20 years, and is projected to have



Figure 2: The Bellevue Community



48,176 people in 2010, an increase of more than 30% over the decade. According to the 2000 census, the area is home to 14,807 households, an increase of 124% over 20 years, and should grow to 21,751 in 2010, or an increase of approximately 47%. The average household size should remain fairly constant for the next decade, near the 2000 average of 2.15 persons per household.

In 1990, the percentage of people age 25 and older with at least a high school education in Bellevue was 76%, on par with the average for all of Davidson County. The average median income for Subarea 6 in 1989 was \$40,328, compared with \$28,377 for Davidson County as a whole. Likewise, the 1990 unemployment rate for Bellevue was better than the Davidson County average. In 1990, it was 3.4%, compared with 5.0% for Davidson County as a whole.

Striking a balance between the pressures for development and the natural beauty found throughout the Bellevue community is one of the area's greatest challenges.

