

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

Resolution No. RS2008-87

“WHEREAS, the *Bellevue Community Plan: 2003 Update* was adopted by the Metropolitan Planning Commission on February 13, 2003, and,

WHEREAS, said plan includes “Special Policy Area 1” that calls for small scale buildings and low intensity development in the area designated “Commercial Mixed Concentration” (CMC) along segments of Charlotte Pike and River Road on the northwest side of Interstate 40 due to steep slopes and flooding potential affecting some of the area; and,

WHEREAS, an amendment was proposed (Case No. 2008CP-01U-06) to change the policy to allow greater building scale and intensity in the developable portions of Special Policy Area 1; and,

WHEREAS, property owners in and around Special Policy Area 1, and affected community groups and organizations, were notified about the proposed amendment, and that it would be considered in a public hearing by the Metropolitan Planning Commission on April 24, 2008; and,

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on April 24, 2008 to consider the merits of amending the Bellevue Community Plan to enact the aforementioned amendment, as presented in Attachment A, and the Planning Commission found that said amendment would be appropriate; 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 and amend master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 11** to the *Bellevue Community Plan: 2003 Update* (Subarea Plan), as set forth in Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.”

/S/ James McLean

James McLean, Chairman

Adoption Date: April 24, 2008

Attest:

/S/ Rick Bernhardt

Rick Bernhardt
Secretary and Executive Director

**AMENDMENT # 11 TO THE
BELLEVUE COMMUNITY PLAN: 2003 UPDATE
Adopted April 24, 2008**

The *Bellevue Community Plan: 2003 Update* is hereby amended 1) by deleting in its entirety the section on page 51 entitled “Special Policy 1” as originally adopted and 2) by inserting in place thereof a new section which shall read as follows:

Special Policy Area # 1.

SECTION I. Applicability. Special Policy 1 applies to the area designated CMC that is on the north and south sides of Charlotte Pike west of the I-40 interchange and along River Road west of Charlotte Pike. Some of the topography and floodplain in this area is unsuitable for development. The following policies apply.

SECTION II. Policy For Environmentally Sensitive Areas. The environmentally sensitive portions of this special policy area should be conserved and maintained in their natural state, including the following:

- 1) areas with slopes of 20 percent or more, and 2) floodways, floodway buffer zones and 100-year floodplain outside of the floodway and floodway buffer zones.

While regulations may allow some alteration of the 100-year floodplain outside of the floodway and floodway buffer zone, such alteration is discouraged whenever the development that would otherwise be enabled by such alteration can be clustered on the portion of the site that is not environmentally sensitive. Any development that is allowed in the environmentally sensitive areas should be very low intensity. Grading and other disturbance of these areas should be kept to a minimum.

SECTION III. Policy For Non-environmentally Sensitive Areas. In the portions of this special policy area that are not environmentally sensitive, including regulated sensitive areas that meet requirements to be treated as “developable” land, development and redevelopment should be based on the standard policies, principles and guidelines for the CMC policy category as described in the document “Land Use Policy Application,” together with the provisions of paragraphs “A” and “B” of this section.

A. Development Character. Development should be moderate to high intensity with urban character and form. Buildings should be a minimum of two (2) stories and may be up to a maximum of six (6) stories, including above-ground parking floors, except as provided in paragraph B. The massing of buildings results in a footprint with moderate to high lot coverage. Development should be pedestrian-friendly with buildings that are regularly spaced and generally built to the sidewalk with minimal space between buildings. Primary pedestrian entrances are oriented to the fronting street. Parking should be provided on-street or on-site in surface lots or in structures. Parking should be primarily behind the building. Limited parking may be allowed beside the building but should be designed to cause minimal disruption to the way the buildings frame the street and create a pedestrian friendly environment. The public realm should be distinguished with the consistent and frequent use of lighting and the use of formal landscaping. Blocks should be short and street and pedestrian networks highly connected.

B. Transition. The density of residential development and the intensity of nonresidential development, at the edges of this special policy area should be comparable to that of the adjacent neighborhood, if developed. If the adjacent property is not developed, the density and intensity of development should be comparable to the appropriate scale and massing for the adjacent Land Use Policy. Where proposed residential uses border existing single family, a transition should be made within the developing site so that complementary but slightly higher densities and building types will be adjacent to the existing development. Maximum height of proposed transitional buildings should not exceed three (3) stories where the adjacent site is developed and the buildings are three (3) stories or less; or, where the adjacent site is undeveloped. Where adjacent buildings exceed three (3) stories, proposed transitional buildings should not exceed the height of the adjacent buildings.

SECTION IV. Implementation. Site-specific zoning—either SP or a UDO or PUD overlay district in combination with appropriate base district zoning—is recommended whenever a zone change is necessary to ensure the intended type and design of development and the provision of any needed infrastructure improvements. Base district zoning changes that increase development potential are not recommended for floodway and floodway buffer areas or large contiguous areas with slopes of 20 percent or more.

