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**DRAFT** Recommendations  
 Subarea 6 Plan Update for the Bellevue Community

Highway 100 Triangle  
 Commercial Node  
 Concept Plan

**Introduction:** Boundaries of Commercial Node at Old Harding and Highway 100

*The “nodal concept” of commercial development was discussed often throughout the community planning process in Bellevue.*



The nodal principle of commercial development is a prominent element in the Concept 2010 county-wide planning document, which neighborhood leaders helped to shape when it was first created. The nodal concept of development has also been a guiding principle for both the 1990 Subarea 6 Plan and the 1996 Subarea Six Plan Update.

The majority of participants in this 2002 Subarea 6 plan update strongly oppose commercial development outside of a retail node at the intersection of Old Harding Pike and Highway 100.

There needs to be a well-defined, rationally justified, and legally defensible nodal boundary for this area if we are going to avoid commercial ‘creep’, resulting in strip commercial that contradicts the nodal concept of commercial development for Subarea Six.

Property owners east of the intersection, along both Highway 100 and along Old Harding Pike want to rezone their land for commercial uses. It has been requested by these property owners that the commercial node extend eastward as far as Temple Road.

We believe the concept plan elements exhibited herein will help preserve the scenic quality of Highway 100, prevent commercial ‘creep’ towards Temple Road, provide property owners with an alternative to commercial development, and provide a housing option that will allow our seniors and our children to continue to enjoy the quality of life they have come to value in Bellevue.

## EXECUTIVE SUMMARY

This document updates and replaces the *Subarea 6 Plan: 1996 Update*, and will guide development in the Bellevue community until the next plan update. It was developed with substantial community participation over a period of eight months in 2002, and was adopted by the Metropolitan Planning Commission on February 13, 2003.

The Bellevue community faces high growth pressures, as it has for many years. In the face of these pressures, Bellevue residents seek to preserve a substantial measure of the community's character. This character includes a strong sense of community identity, along with the continuing presence of large rural areas, most of which are in the hills of the rugged Highland Rim Escarpment that occupies most of the community's land. The presence of so much rugged topography inevitably places pressure on the community's remaining land that is suitable for urbanization. This land is rapidly approaching buildout. This, along with the continued high growth expectations, also results in pressure to intensively develop the hills of the escarpment. One of the most important goals expressed by community participants in this planning process was the preservation of these beautiful hills that are such a special characteristic of Bellevue.

Community participants had many other concerns, which are expressed in various forms throughout this document. The plan's key elements are:

- ◆ A description of the community setting
- ◆ An overview of the planning process
- ◆ An expression of the community's vision and development goals
- ◆ Policies to guide the future development of land
- ◆ Recommended actions to improve the community, particularly its design and its infrastructure

A series of appendices that lend additional detail to the plan can be found at the end of the document.

*Bellevue's beautiful hillsides are among the community's greatest assets*



**Figure 1**  
**The Bellevue Community**  
**Within the Metropolitan Nashville Region**

