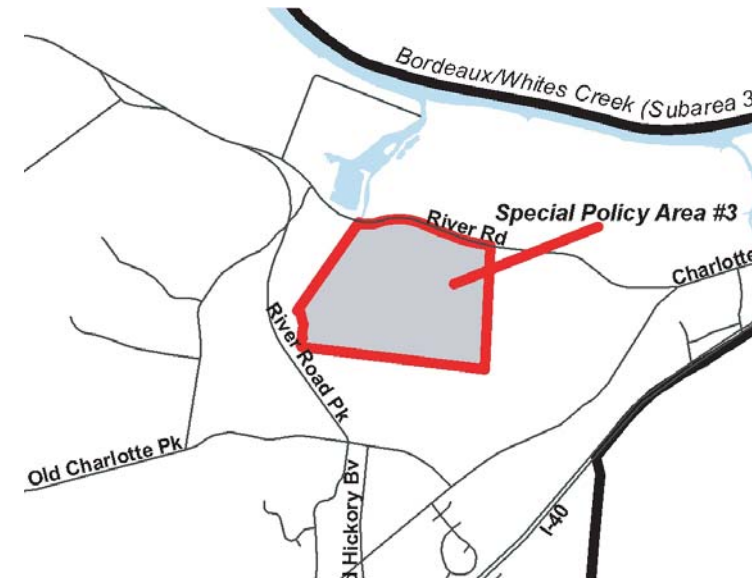
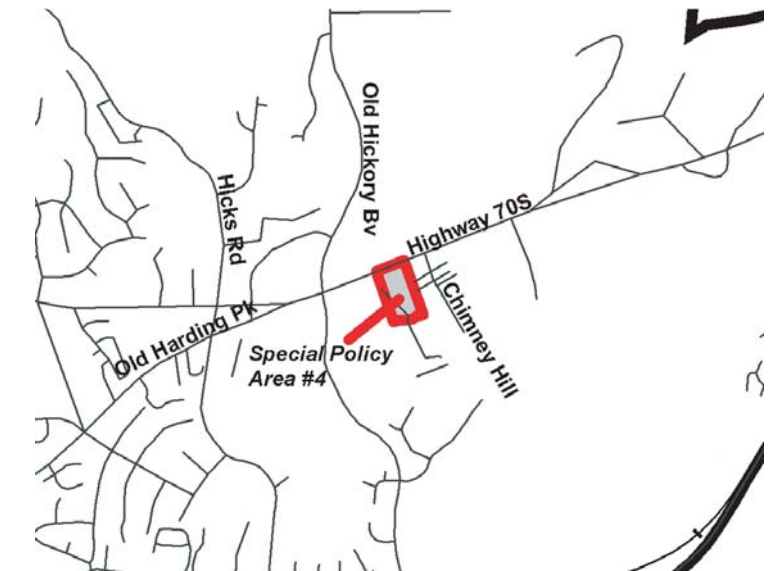


H. Special Policy Areas

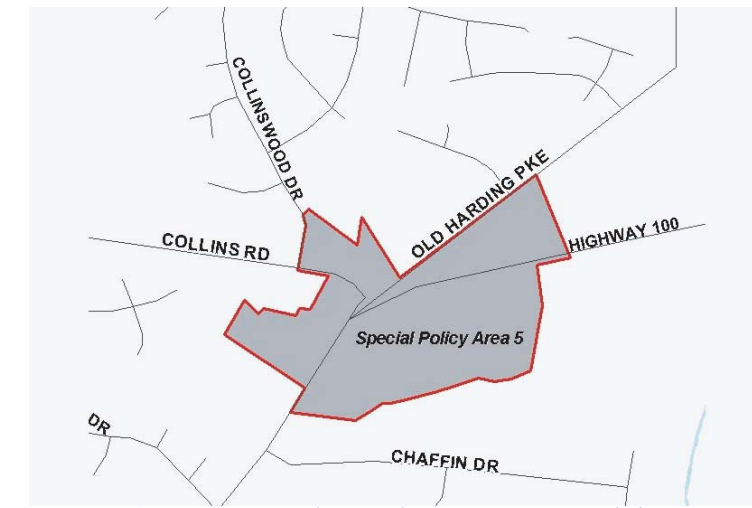
Special Policies are established to provide clear guidance for the development that is intended within several specific locations of particular concern.



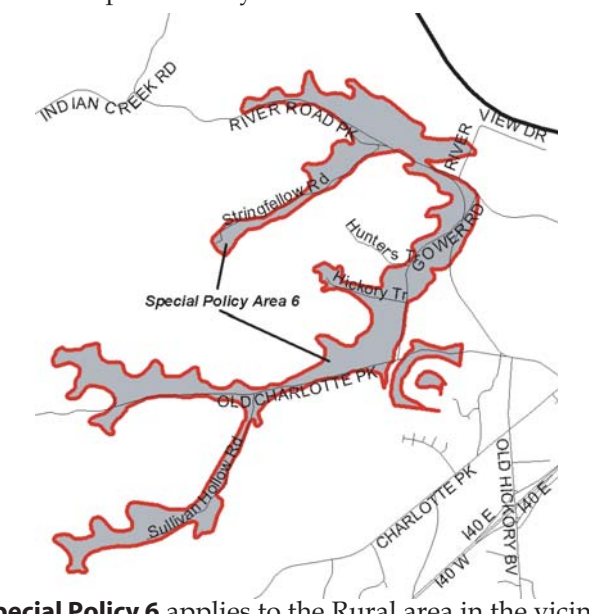
Special Policy 3 applies to the I area covering the quarry on the south side of River Road. Secondary activities related to the quarry operation are appropriate provided they do not increase the degree of nuisance to adjoining residential areas. Specific proposals should be considered on their merits.



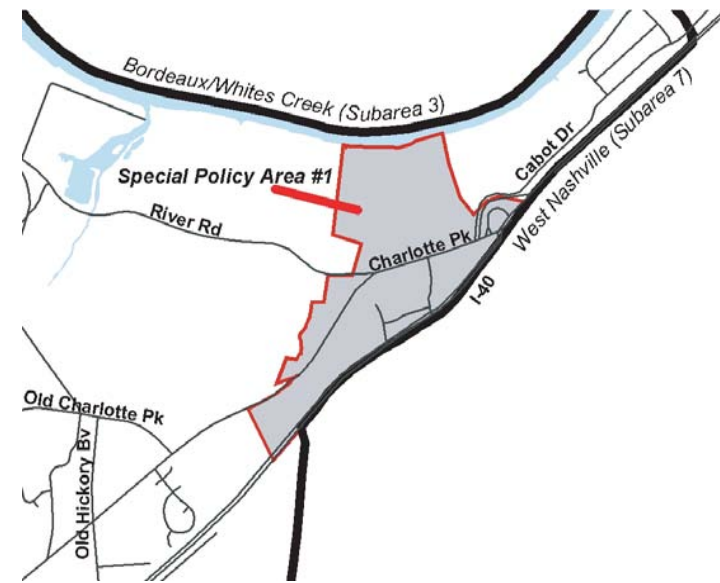
Special Policy 4 applies to the easternmost property within the RCC node at Old Hickory Boulevard and Highway 70S. This area should be developed as neighborhood-and community-scaled and oriented commercial. The design of the development should be sensitive to and provide sufficient buffering to the neighboring Coronada condominium development. It will be important to establish an appropriate transition from the more intensive scale of commercial development to the west to the residential scale of the Coronada condominium development that is to the east of Special Policy Area 4.



Special Policy 5 applies to the CC area around the intersection of Highway 100 and Old Harding Pike. Within this area, no zoning district more intense than CL Commercial Limited shall be applied. In addition, the tree line along the stream that separates the CC area from the OC area shall be preserved. [Amendment 1, 8/14/03]



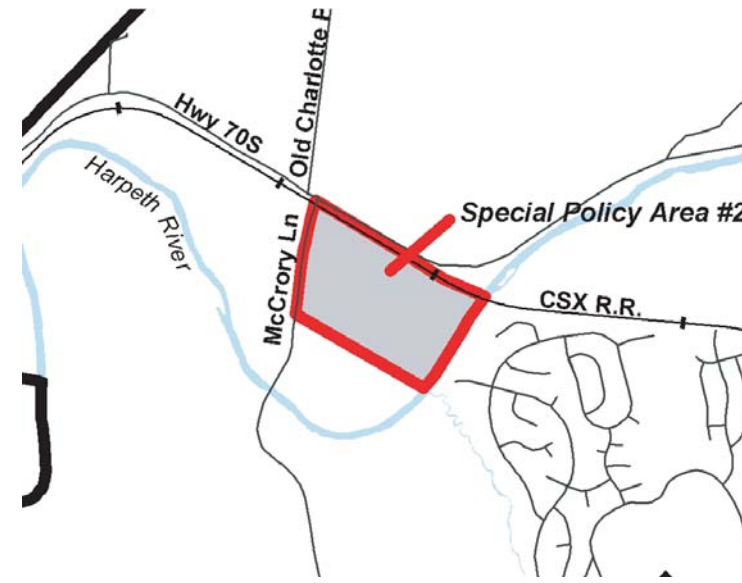
Special Policy 6 applies to the Rural area in the vicinity of Old Charlotte Pike and Gower Road. Unlike some other Rural policy areas, the intent for this rural area is that development occur uniformly on large lots rather than be clustered. This will help to preserve the low density appearance of the existing road frontages and distinguish the character of the area from other nearby urbanizing areas. To meet this intent, the use of the cluster lot option available through the zoning regulations is strongly discouraged for this area. This option should be avoided unless there is no other feasible alternative for developing a property. [Amendment 2, 4/8/04]



Special Policy 1 applies to the CMC area on the north and south sides of Charlotte Pike west of the I-40 interchange and along River Road.

Some of the topography and floodplain in this area is unsuitable for nonresidential or intensive residential use. Therefore:

Commercial uses in this CMC area should be in smaller scale buildings with a low floor area ratio (0.1 to 0.15). Residential uses in this CMC area should be limited to the middle of the RMH range (15 units per acre) and lower where topographic conditions are severe. Where proposed residential uses border existing single family, a transition should be made within the site so that similar densities and building types will be adjacent to existing development.



Special Policy 2 applies to the I area covering the quarry at the intersection of McCrory Lane and the Memphis-Bristol Highway. Secondary activities related to the quarry operation are appropriate provided they do not increase the degree of nuisance to adjoining residential areas. Specific proposals should be considered on their merits.