

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

Resolution No. 2004-116

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

WHEREAS, the Metropolitan Planning Commission directed staff to work with residents of the Centenary area of the larger Bellevue community on developing a more appropriate policy for that area than Residential Low-Medium Density; and

WHEREAS, staff and community residents met on March 8 and 15, 2004 to discuss the appropriate policy for the Centenary area and determined that an amendment to Rural policy with a Special Policy Area overlay was warranted; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on April 8, 2004 to obtain additional input regarding the proposed amendment; and

WHEREAS, the Metropolitan Planning Commission finds that the change in land use policy to Rural with a Special Policy Area overlay is warranted;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** Amendment No. 2 to the *Bellevue Community Plan: 2003 Update* as set forth in Exhibit A to this resolution.

James Lawson, Chairman

Adoption Date: April 8, 2004

Attest:

Rick Bernhardt
Secretary and Executive Director

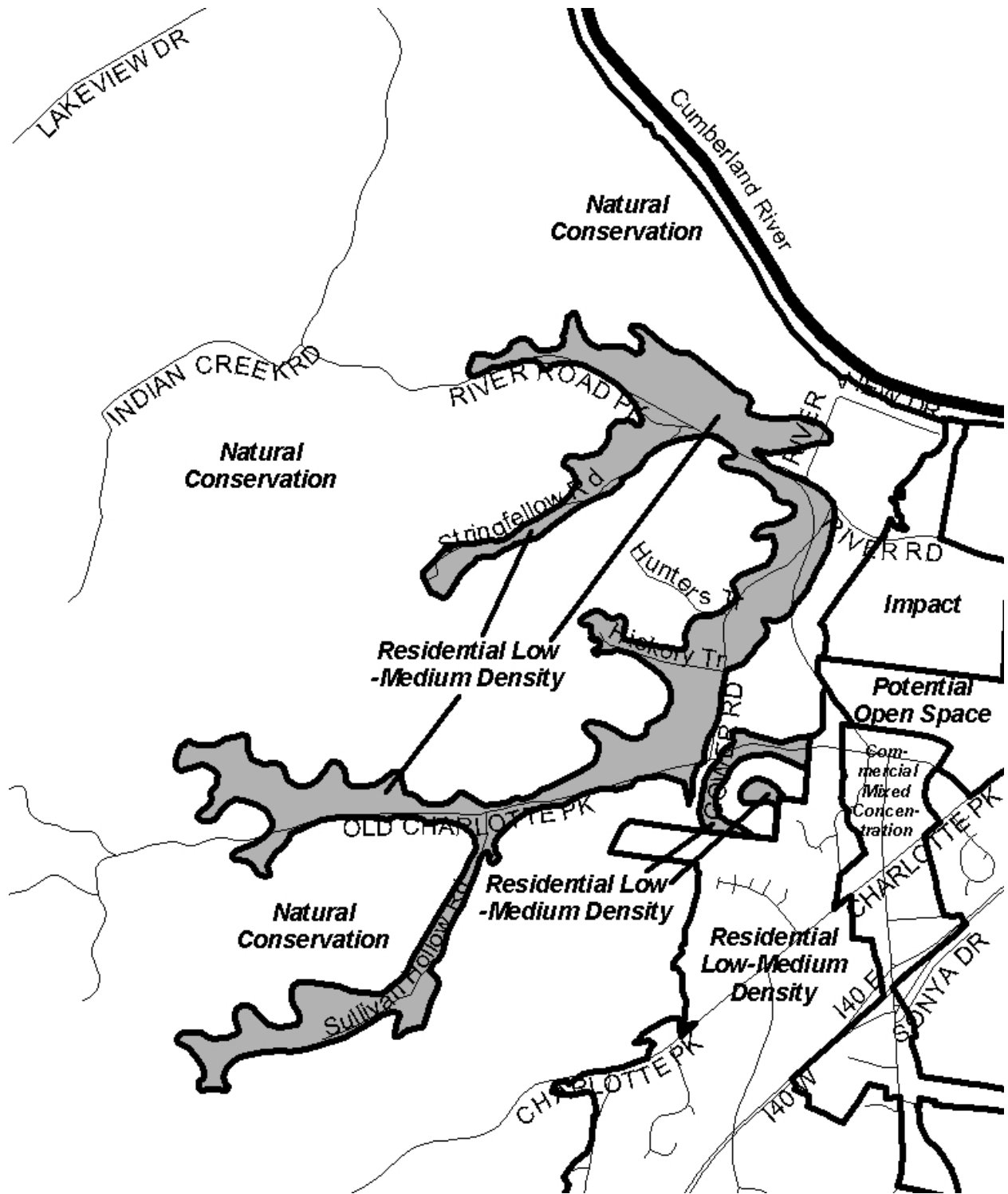
**EXHIBIT A TO RESOLUTION NO. 2004-
AMENDMENT NO. 2 TO THE BELLEVUE COMMUNITY PLAN: 2003 UPDATE**

The Bellevue Community Plan: 2003 Update is hereby amended as follows:

1. By amending the Structure Plan as shown on the attached Figure 1
2. By adding to Appendix C the material in Attachment A
3. By adding the following Special Policy Area to the Structure Plan as shown on the attached Figure 2 and by adding Figure 2 as a graphic to and adding the following Special Policy language to Section H: Special Policy Areas on page C-25:

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.

FIGURE 1
Land Use Policies Before Amendment



Land Use Policies After Amendment

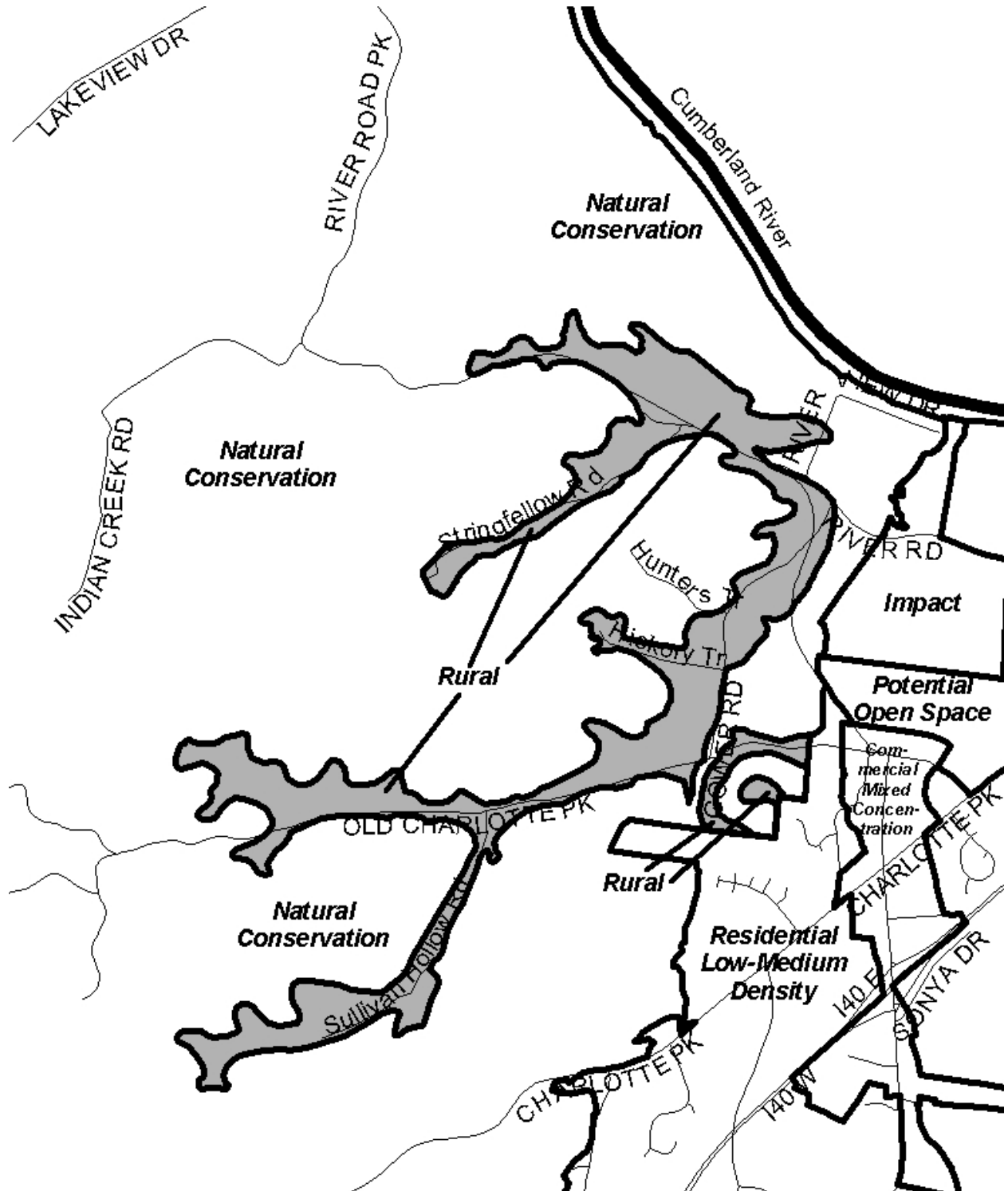
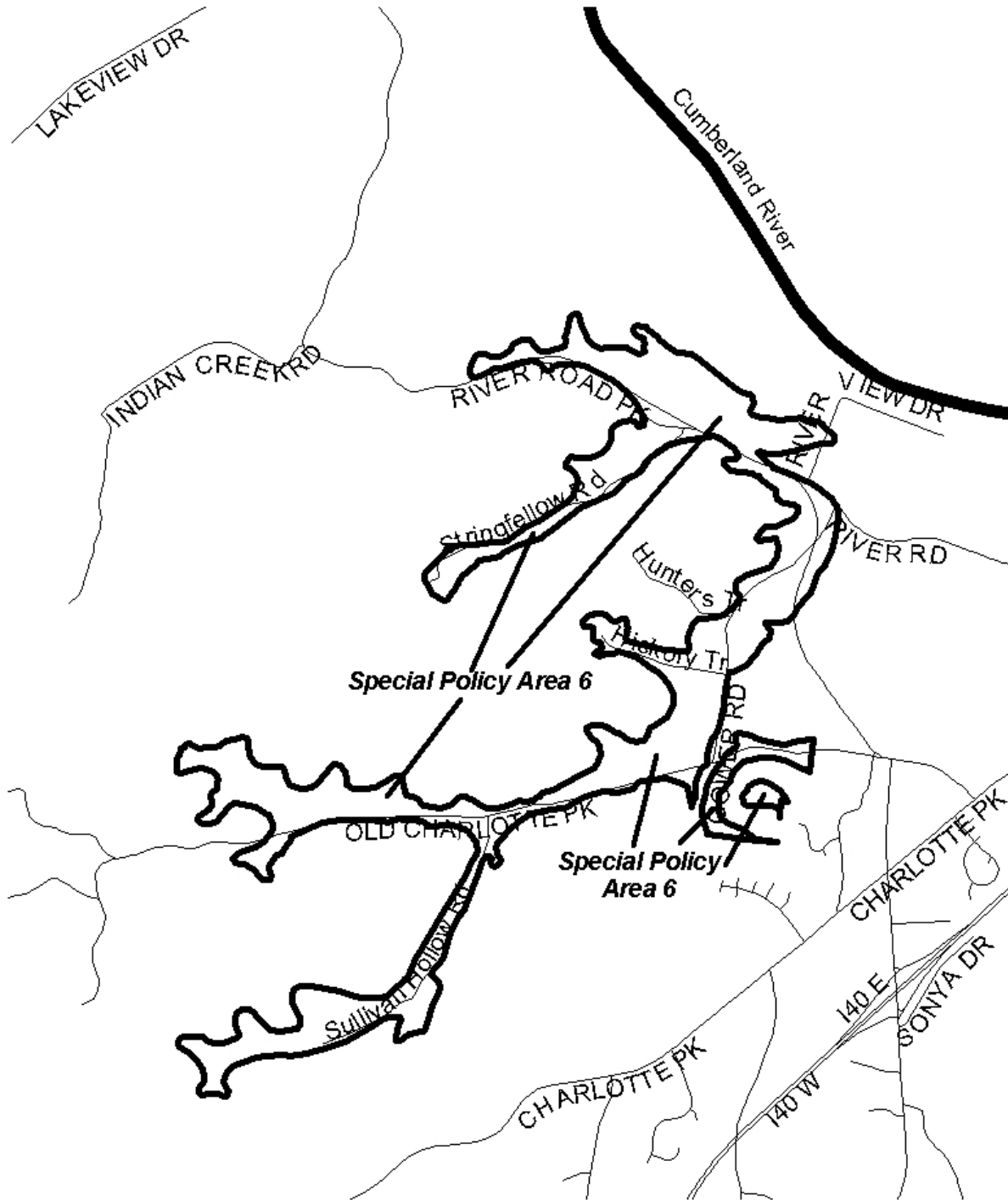


FIGURE 2



ATTACHMENT A

APPENDIX C

The following material is hereby added to Appendix C after the material on Natural Conservation policy on page C-2 and the remaining headings and pages are renumbered accordingly:

B. R – Rural

1. General Characteristics and Intent

- R is a category designed for areas that are generally physically suitable for urban or suburban development but for which the community has chosen that they remain predominantly rural in character.

2. Application

- R policy should be applied to rural areas that are generally physically suited for development but for which the choice has been made that they should remain rural in character. Because of the need to accommodate population growth in the county over time, these areas will be few in number, and should be areas where population increases are expected to be limited. Another reason that they will remain few in number is that the choice of a permanent rural environment is also provided in the NCO policy areas, which cover a substantial portion of the county's land area.
- Areas designated R should be remote from services necessary to support urbanization, especially sewers, that would be costly to provide and operate.
- Minimal accessibility is necessary to serve development in R areas.

3. Appropriate Land Uses

- The predominant type of development in R areas is low density residential that is rural in character. Agricultural uses and low intensity community facility uses are also found in R areas.
- To preserve rural character and avoid the creation of expensive sprawl, residential densities should be one dwelling unit per two acres or lower. Slightly higher gross densities may be warranted when the development is clustered and a substantial portion of the site is preserved as open space.

4. Design Principles

- Development in R areas should be clustered on a site to preserve the open nature of the rural environment and important features such as woodlands, hillsides, prime farmland, and viewsheds. Ideally, development will take the form of a rural hamlet or somewhat larger rural village.