Community Plan Special Policies and Detailed Design Plans

This document consolidates Special Policies from the 9 older Community Plans that have been translated from *Land Use Policy Application* (LUPA) policies into *Community Character Manual* (CCM) policies. This document assists the reader by having Special Policy details in one place. This document also includes applicable Special Policies from Detailed Design Plans found within these 9 Community Plans.

- Bordeaux – Whites Creek
- Donelson – Hermitage – Old Hickory
- Downtown
- East Nashville
- Green Hills – Midtown
- Joelton
- Parkwood – Union Hill
- South Nashville
- Southeast

Note that the following Community Plans have previously been update using CCM policies. Any Special Policies are found within the text section in Chapter II of each plan. The newer plans incorporated previously adopted DNDPs into each plan as part of the plan update process.

- Antioch/Priest Lake
- Bellevue
- Madison
- North Nashville
- West Nashville

Numerous Special Policies reference alternate policies for Potential Open Space areas. Now Potential Open Space areas are mapped (with a green dashed outline) as part of Adopted Special Policy/Design Areas. As such, these Special Policies are no longer needed and are not included in this document.

For purposes of these plans, when looking for land use policy, please refer to the on-line property maps (and not the maps inside the document which are out of date). On-line maps can be found at:

https://www.nashville.gov/Planning-Department/Mapping-and-GIS/PropertyMapping.aspx

After accepting the disclaimer, expand the “Layers” box to check both the “Land Use Policy” and “Conservation” layers so that you can see any sensitive environmental features. Check the box “Adopted Special Policy Areas” to see if there are any Special Policies or Detailed Policies that affect the site you are interested in.

This summer and fall, Planning staff will be working with communities as part of NashvilleNext to decide future areas of growth and preservation and update policies within each Community Plan as needed.

Donelson-Hermitage-Old Hickory

Special Policies

Donelson-Hermitage-Old Hickory has 14 applicable Special Policy Areas.

Special Policy Areas 1, 2, 3, 4: *These policies referred to Potential Open Space alternate policies. With changes in how these areas are mapped, these special policies are no longer needed and have been deleted.*

Special Policy Area 5: General location of proposed new interchange.

Special Policy Area 6: Generous landscape buffering should be provided all along the east side of Pennington Bend Road in conjunction with new development to soften the visual impact on the established residential uses on the west side.

Special Policy Area 7: A new road about 500 ft. east and parallel to Pennington Bend Road should be provided and designed as the primary connection between McGavock Pike and Briley Parkway.

Special Policy Area 8: See detailed neighborhood design plans for special policies applicable to these areas.

Special Policy Area 9: Preserve sensitive hillsides in this area to the greatest extent possible.

Special Policy Area 10: Upon installation of required street, the number of access points to the MI area through Stanford Estates should be reduced.

Special Policy Area 11: Structure Plan policy within the dashed line should be reviewed if Old Lebanon Dirt Rd. is extended to Old Hickory Blvd.

Special Policy Area 12: Consider extension of Old Lebanon Dirt Rd. to Old Hickory Blvd.

Special Policy Area 13: Higher intensity development could be appropriate if, and only if, services and infrastructure (especially the upgrading of Earhart Rd.) are in place.

Special Policy Area 14: The OS area within the black dashed line contains the Nashville Shores development. Development within this area should be guided by the provisions of the lease agreement with the U.S. Army Corps of Engineers.

Special Policy Area 15: Private development of any part of the MI area that is disposed of by the State of Tennessee and that is not supported by MI policy should be based on an amendment to this plan.

Special Policy Area 16: The alternate Structure Plan policy for the portion of this parcel in RLM policy is either NC or OT to allow for small-scale office or neighborhood-scale mixed use. However, this non-residential use is restricted to this parcel and is not intended to spread further south down Tulip Grove Rd.

Special Policy Area 17: This Special Policy applies to the property at the northeast quadrant of the Briley Parkway/McGavock Pike Interchange, property currently owned by Gaylord. Because of this site's location in close proximity to a residential area with only a residential arterial street as a boundary, the following measures should be taken to minimize the negative impacts of development of the property on surrounding neighborhoods:

- No vehicular access from the property to Pennington Bend Road, except that ofemergency and construction vehicles;
- Utilize a variety of techniques to minimize traffic accessing the site from McGavock Pike South;
- Develop a quality view and visual transition for the homes on the east side of Pennington Bend Road, closest to the development (e.g., not a paved parking lot);
- Include a landscape buffer between surrounding residential beyond that required in the zoning code for CA zoning abutting residential districts. Such buffering is needed to preserve and enhance the residentially-oriented design of the Pennington Bend Road streetscape, ensure Pennington Bend's continued success as a desirable residential street, and begin to buffer impacts of development such as noise;
- Lighting is to be located, scaled, and directed so as not to shine on adjacent residential areas;
- Lit signage is to be located, scaled, and directed so as not to shine on adjacent residential areas;
- Restrict certain allowed land uses in the Commercial Attraction Zoning District, further described in the Specific Plan Zoning District with the intent of ensuring maximum compatibility with adjacent neighborhoods;
- This CMC area is not intended to expand to the east side of Pennington Bend Road;
- Explore possible pedestrian connections to surrounding neighborhoods, greenways and shopping areas;
- Provide a trail or sidewalk along the west side of Pennington Bend Road and the north side of McGavock Pike; and

- New developments within this Special Policy Area are to utilize the Specific Plan zoning district as the most effective tool to implement the intent of this Special Policy.

Special Policy Area 18: Office Concentration (OC) policy applies to most of the site, along with special policies to address the transition to surrounding residential uses and allowing hotel uses in an area of the OC policy, next to the Mixed Use (MU) policy. The Office Concentration (OC) and Mixed Use (MU) policies should address their relationship with the surrounding residential uses and be respectful of important natural features in the area.

- Maintaining the suburban residential character of the adjacent residential areas to the north and east is crucial. Well-designed transitions should be addressed as part of any rezoning proposal.
- The impact any proposed development will have on the environmentally sensitive features that are present on the site should be carefully studied and properly addressed prior to any construction.
- This special policy also allows for hotel uses within a certain area of the Office Concentration (OC) policy.
- The Mixed Use (MU) policy is placed within the proposed development. Since the internal street network is not in place yet, the boundaries of the MU policy may adjust slightly as the street network is built.

Detailed Design Plans

Donelson-Hermitage-Old Hickory has DNDPs for:

- Downtown Donelson (along with a UDO)
- Hermitage (4 areas)
- Old Hickory (2 areas)
- Special Policies for the former city of Lakewood (in CCM)

UDOs

Donelson-Hermitage-Old Hickory also has 1 regulatory UDO:

- Donelson