

Notes Regarding Land Use Policy Application (LUPA) Policies Translated into Community Character Manual (CCM) Policies

Note: Out of fourteen Community Plans, the following five Community Plans have previously been updated to the Community Character Manual (CCM) Policies:

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

The following nine Community Plans are using older Land Use Policy Application (LUPA) Policies:

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

As part of the NashvilleNext process, these nine Community Plans, using older LUPA policies, have been translated to the closest match in the Community Character Manual Policies, in order to be consistent across Davidson County as the community discusses Nashville’s future, including preservation and development. Any currently adopted Special Policy areas or Detailed Design Plans remain in place and do not change as part of this translation.

The Community Character Manual (CCM) Policies are based on a planning tool called the Transect. The Transect describes the various development patterns of a region from natural areas to very urbanized areas in seven Transect categories. The Transect model calls for development in the different Transect categories to be distinctive – rural development should, for example, look and feel different than suburban or urban development. Community Character Policies are written to reflect the many development patterns across Davidson County from rural to urban areas.



The following list describes which CCM Policy has been applied to which LUPA Policy.

Existing LUPA Policy/Detailed Policies

Proposed CCM Policy + Transect

Water (W)

Conservation (CO)

Natural Conservation (NCO)

Conservation (CO); one Metro Park changed to T3 Open Space (T3 OS). *Note: Additional Conservation policy has been mapped for all floodplain areas.*

Open Space (OS)

T1/T2/T3/T4/T5/T6 Open Space (OS)

- Civic or Public Benefit in OS
- Parks Reserves & Other Open Space in OS

T3/T4 Open Space (OS); 2 areas T3/T4 Neighborhood Maintenance (NM)
T1/T4/T6 Open Space (OS)

Potential Open Space (POS)

T2/T3/T4 Potential Open Space (POS); one Metro property changed to T2 OS

- Parks Reserves & Other Open Space in POS

T4/T6 Potential Open Space (POS)

Rural (R)

T2 Neighborhood Maintenance (T2 NM)

Rural Residential (RR) (*Scottsboro/Bells Bend*)

T2 Neighborhood Maintenance (T2 NM)

Neighborhood General (NG)

T3/T4 Neighborhood Maintenance (NM); a few areas of T3/T4 Neighborhood Evolving (NE); one school property changed to T3 Open Space (T3 OS)

- Cemetery in NG (1 area)
- Civic or Public Benefit in NC
- Mixed Housing in NG
- Parks Reserves & Other Open Space in NC
- Single Family Attached & Detached in NG
- Single Family Detached in NG
- Transition or Buffer in NG

T3 Neighborhood Maintenance (T3 NM)
T3/T4 Neighborhood Maintenance (NM); 2 Metro facilities in T4 OS
T3/T4 Neighborhood Evolving (NE)
T3/T4 Potential Open Space (POS)
T3/T4 Neighborhood Evolving (NE)
T3/T4 Neighborhood Maintenance (NM)
T3/T4 Neighborhood Maintenance (NM); 1 area of D Office Concentration

Corridor General (CG)

T3 Residential Corridor (T3 RC); one area changed to T3 Open Space (T3 OS) (now owned by Metro Parks)

- Mixed Housing in CG

T4 Residential Corridor (T4 RC)

Residential Low Density (RL)

T2/T3 Neighborhood Maintenance (NM)

- Single Family Detached in RL

T3/T4 Neighborhood Maintenance (NM)

Residential Low-Medium Density (RLM)

T2/T3/T4 Neighborhood Maintenance (NM)

- Civic or Public Benefit in RLM
- Parks Reserves & Other Open Space in RLM
- Single Family Detached in RLM

T4 Neighborhood Maintenance (T4 NM)
T4 Potential Open Space (T4 POS)
T4 Neighborhood Maintenance (T4 NM)

Residential Medium Density (RM)

T3/T4 Neighborhood Maintenance/Evolving (NM; NE); one area of T2 Neighborhood Maintenance (T2 NM)

- Single Family Detached in RM

T4 Neighborhood Maintenance (T4 NM)

Residential Medium-High Density (RMH)

T3/T4 Neighborhood Evolving (NE)

Residential High Density (RH)

T3/T4 Neighborhood Evolving (NE)

Neighborhood Center (NC)

T2/T3/T4 Neighborhood Center (NC)

- Civic or Public Benefit in NC
- Mixed Housing in NC

T3/T4 Neighborhood Center (NC); 2 Metro facilities in T4 Open Space
T4 Residential Corridor (T4 RC)

- Mixed Live/Work in NC T3 Neighborhood Evolving (T3 NE) (*unique to Carothers Crossing*)
- Mixed Use in NC T3/T4 Neighborhood Center (NC)
- Parks Reserves & Other Open Space in NC T3/T4 Potential Open Space (POS)

Neighborhood Urban (NU)

- Commercial in NU
- Light Mixed Industrial in NU
- Mixed Housing in NU
- Mixed Use in NU
- Single Family Attached & Detached in NU

T4/T5 Mixed Use Neighborhood (MU)

- T4 Mixed Use Neighborhood (T4 MU)
- D Industrial (D IN)
- T4 Residential Corridor (T4 RC)
- T4 Mixed Use Neighborhood (T4 MU)
- T4 Neighborhood Evolving (T4 NE)

Community Center (CC)

- Civic or Public Benefit in CC
- Commercial in CC
- Mixed Housing in CC
- Mixed Use in CC
- Office in CC
- Parks Reserves & Other Open Space in CC
- Single Family Attached & Detached in CC
- Transition or Buffer in CC

T3/T4 Community Center (CC); 1 area changed to T2 Neighborhood Center (NC)

- T4 Community Center (T4 CC)
- T3/T4 Community Center (CC)
- T3/T4 Residential Corridor (RC)
- T3/T4 Community Center (CC)
- D Office Concentration (D OC)
- T3/T4 Potential Open Space (POS)
- T4 Neighborhood Evolving (T4 NE)
- T3 Community Center (T3 CC) (CCM contains transition language)

Retail Neighborhood (RN) (1 area)

T4 Neighborhood Center (T4 NC)

Commercial Mixed Concentration (CMC)

T3/T4 Community Center (CC)

Commercial Arterial Existing (CAE) (2 areas)

T3 Mixed Use Corridor (T3 CM)

Retail Concentration Community (RCC) (2 areas)

T4 Community Center (T4 CC); T5 Regional Center (T5 RC)

Retail Concentration Super Community (RCS) (3 areas)

T5 Regional Center (T5 RC); one area of T3 Community Center (T3 CC)

Regional Activity Center (RAC) (2 areas)

Green Hills Mall changed to T5 Super Regional Center; area in Antioch changed to T3 Neighborhood Evolving (T3 NE) with recent plan update

Mixed Use (MU)

T4/T5 Mixed Use Neighborhood (MU); T3 Mixed Use Corridor (T3 CM); D Office Concentration (D OC)

Civic District (CV)

T6 Civic District (T6 CV)

- Amusement and Entertainment in CV
- Civic or Public Benefit in CV
- Mixed Use in CV
- Transportation in CV

- T6 Civic District (T6 CV)

Downtown Core (DC)

T6 Downtown Core (T6 DC)

- Amusement and Entertainment in DC
- Civic or Public Benefit in DC
- Institutional in DC
- Mixed Use in DC
- Transportation in DC

- T6 Downtown Core (T6 DC)

Downtown Neighborhood (DN)

T6 Downtown Neighborhood (T6 DN)

- Amusement and Entertainment in DN
- Civic or Public Benefit in DN

- T6 Downtown Neighborhood (T6 DN)
- T6 Downtown Neighborhood (T6 DN)

• Mixed Use in DN	T6 Downtown Neighborhood (T6 DN)
• Utility in DN	T6 Downtown Neighborhood (T6 DN)
Second and Broadway (SB)	T6 Second and Broadway (T6 SB)
• Amusement and Entertainment in SB	T6 Second and Broadway (T6 SB)
• Civic or Public Benefit in SB	T6 Second and Broadway (T6 SB)
• Mixed Use in SB	T6 Second and Broadway (T6 SB)
Impact (I)	D Impact (D I); former Cornelia Fort Airport changed to T1 Open Space (T1 OS)
• Utility in I	D Impact (D I)
Industrial (IN)	D Impact (D I)
• Light Mixed Industrial in NU	D Industrial (D IN)
Major Institutional (MI)	D Major Institutional (D MI)
• Institutional in MI	D Major Institutional (D MI)
• Office in MI	D Office Concentration (D OC)
• Parks Reserves & Other Open Space in MI	T4 Potential Open Space (T4 POS)
Office Transition (OT)	D Office Concentration (D OC)
Office Concentration (OC)	D Office Concentration (D OC)
Village Residential (VR) / Village Commercial (VC) <i>(Unique to Scottsboro/Bells Bend)</i>	T2 Neighborhood Evolving (T2 NE); T2 Neighborhood Center (T2 NC)

LUPA Policy Categories that are no longer used:

- Interim Nonurban (IN)
- Major Public Open Space (MPOS)
- Office Concentration Multimedia (OCM)
- Retail Local Convenience (RLC)
- Central Business District (CBD)
- Major Transportation (MT)
- Industrial and Distribution (IND)
- Interim Rural (IRU)
- Corridor Edge (CE)
- Corridor Center (CC)

Detailed Policy Categories that are no longer used:

- Agricultural (A)
- Heavy Mixed Industrial (HMI)
- Hazardous Industrial or Mineral Extraction (HI)

Detailed Policy Categories not used often:

- Cemetery (Cem) – only used in one area*
- Amusement or Entertainment (AE) – Downtown*
- Utility (U) – Downtown*
- Transportation (T) – Downtown*

Notes regarding the translation of policies:

- Any areas without sewer (or with portions without sewer access) that were not in the Rural Transect have been added to the Rural Transect and to a Rural CCM policy.
- Any official floodplain areas that were not already placed in Conservation policy have been placed in Conservation policy.
- Any Special Policy areas or Detailed Design Plan areas remain in place and do not change as part of this translation.