

The Antioch – Priest Lake Community Character Plan and Special Policies

The Antioch – Priest Lake Community Character Policy Plan builds upon the vision and objectives expressed in the Concept Plan. The Community Character Policies take the Concept Plan to the next level of detail by addressing the form and character of areas, areas for preservation and areas for development, and land uses.

The following sections provide the Community Character Policies for Conservation areas, Rural areas, Suburban areas, Urban areas, and Districts (Employment, Office, Industrial, and Impact). Remember to refer to the “Interpreting the Maps in the Antioch – Priest Lake Community Plan” for detailed instructions on how to read and use the following special policies.

The Antioch – Priest Lake Local Streets in Special Policy Areas

In addition to Community Character Policies, this chapter is meant to highlight other special features or policies for individual areas. One such feature that is common throughout the Antioch-Priest Lake community is local street connections and improvements. The number of local street connections and improvements in the Antioch – Priest Lake area are so widespread that noting them in each special policy would have been an immense undertaking. Therefore the transportation map that identifies all major and local street connections is provided as a supplement to this document. The reader should refer to the map to determine if local street connections are recommended in individual areas.

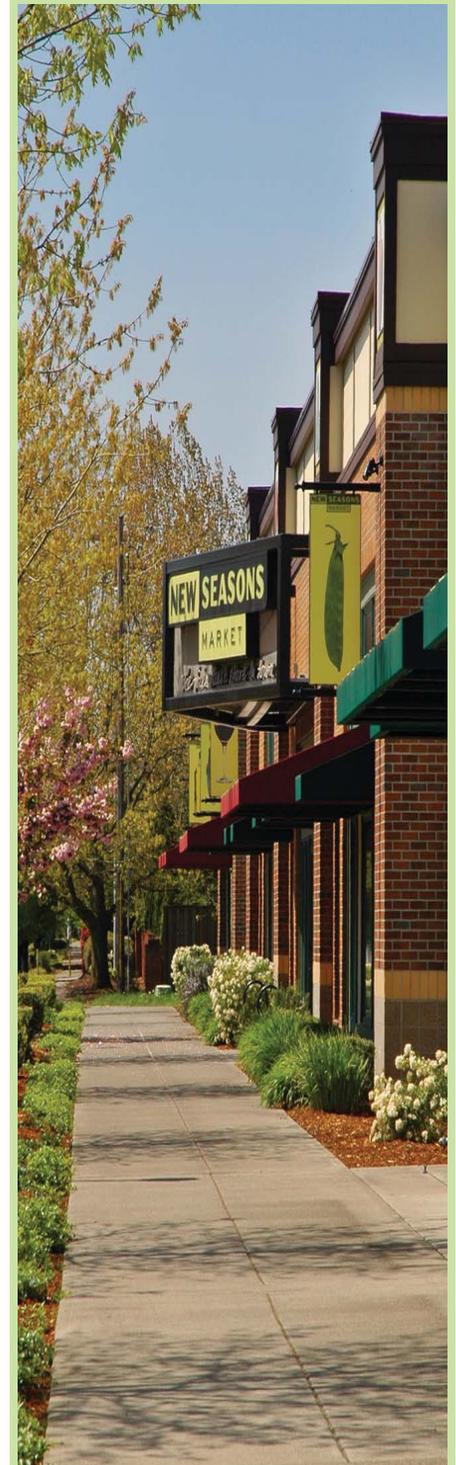
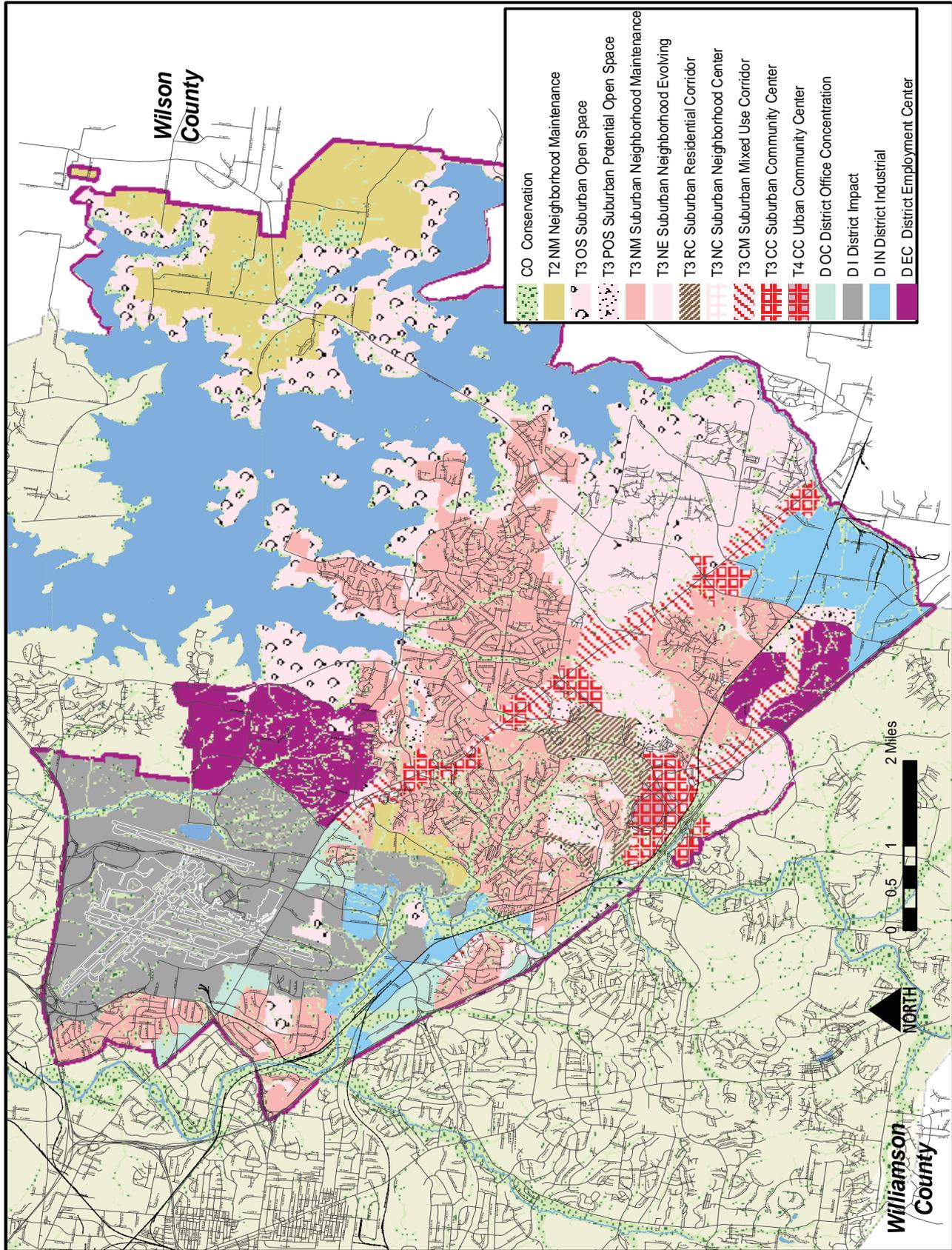


Figure 10: Antioch - Priest Lake Community Character Policy Map



CONSERVATION COMMUNITY CHARACTER POLICIES

CO CONSERVATION POLICY

General Character of the Conservation Area in the Antioch-Priest Lake Community

Conservation (CO) policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. Conservation policy is applied throughout all Transect Categories except Downtown, with the intent of preserving, remediating, or enhancing environmentally sensitive features. Conservation policy is most commonly found in Rural Areas, which remain rural in large part because of the widespread presence of environmentally sensitive features, including steep slopes and floodway/floodplains. Meanwhile, in the more intensely developed Transect Categories including Suburban, Urban, and District categories, Conservation policy is applied with the intent of enhancing environmentally sensitive features – either through maintaining the feature, enhancing the feature, or remediating the feature if it has been disturbed. An example of maintenance would be steeply sloped land within a Suburban Area that could be maintained in its current state by taking steps to avoid worsening alteration of the steep slopes and encouraging any new development to utilize site-sensitive construction techniques. An example of remediation would be the day-lighting of a culverted stream in a Suburban Center.

The majority of the Conservation policy is applied to land in the Antioch-Priest Lake Community that is environmentally constrained by floodway and floodplain areas of Mill Creek, its tributaries and J. Percy Priest Lake. For other areas, Conservation policy has been applied to steep slopes, wetlands, cedar glades and potential sinkholes.

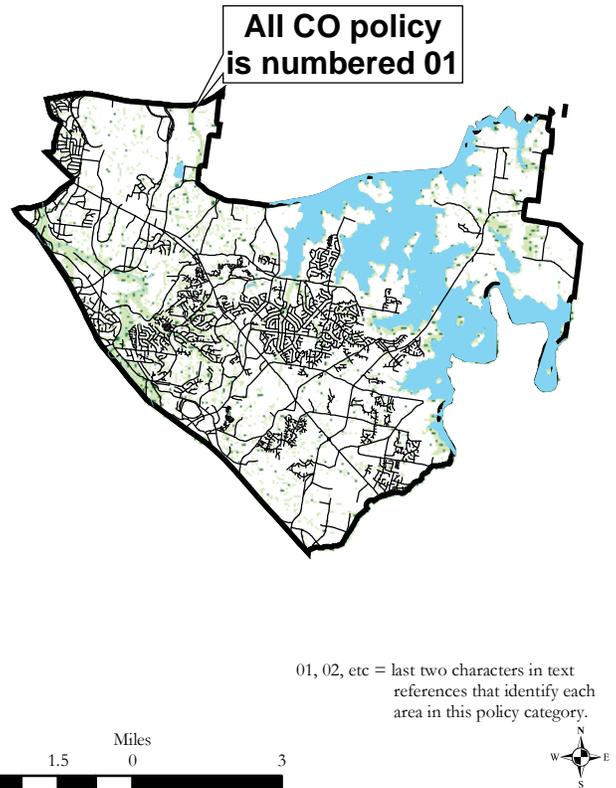
How to Use This Guidance

The intent for Conservation policy is to preserve, enhance, or remediate environmentally sensitive land. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The Conservation policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing character of the particular Conservation area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance in the Antioch-Priest Lake Community Plan including any Special Policies

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the Conservation policy and the General Principles in the CCM are controlling.

Conservation



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Conservation Community Character Policy Area

The Antioch-Priest Lake Community Plan includes one large geographic area where Conservation policy is applied. It is titled “Conservation Policy Area” in the plan. This area was identified by examining the general characteristics of the environmentally sensitive land and its need to be preserved, enhanced or, if previously disturbed, remediated. In the majority of this policy area, Conservation policy has been applied to undeveloped areas that are generally unsuitable for development due to environmentally sensitive features such as floodway and floodplain areas of Mill Creek and its tributaries, wetlands, steep slopes and unstable soils, and potential sinkhole areas. In other areas, Conservation policy has been applied to suburban residential areas where land with sensitive environmental features has been disturbed. There are some environmentally sensitive features that are too small to be mapped. As such, these areas may fall into another policy category, but Conservation policy still applies to these environmentally sensitive features.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular Conservation policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the Conservation Policy
- Appropriate Land Uses
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-CO-01

Antioch-Priest Lake’s Conservation Area 1 is referenced as 13-CO-01 on the accompanying map. It applies to the environmentally constrained land that is large enough to be mapped, within the Antioch-Priest Lake Community area (approximately 11,420 acres). This land is, for the most part, developed in a rural and suburban residential pattern with a variety of densities. There are also areas that are developed as, or where entitlements have been granted for, higher intensity suburban residential or mixed-use development. In some cases, this suburban land is zoned or developed in ways that will not guarantee preservation of the environmentally sensitive features as per the Conservation policy.

The Conservation policy in the Antioch-Priest Lake Community area is applied in part with the intention of protecting the community against further natural disasters such as floods, landslides and related problems. As a result, the policy applies not only to areas of steep slopes, unstable soils, wetlands, floodway, and 100-year floodplain, but also to areas of 500-year floodplain and to the areas inundated by the May 2010 flood. The inundation that occurred with the May 2010 flood caused the community to re-assess the mapped 100-year floodplain. Local, state, and federal agencies are in the process of updating the flood maps for Davidson County. Once these maps are updated, the Antioch-Priest Community Character Policy Plan Map will correspondingly be updated to reflect the most up-to-date information.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - See the recommendations in Chapter IV, Open Space Plan, for guidance on the greenways discussed below and additional greenways:
 - A greenway is planned along Mill Creek. Two segments have been completed. A segment is in the planning stages that will connect Antioch Park at Blue Hole Road with Ezell Park at Harding Place.
 - A greenway network is planned around J. Percy Priest Lake, providing more connections to area neighborhoods and recreation areas.
 - An extensive conceptual greenway network is envisioned throughout the community. Greenway connections are recommended to, from, and within neighborhoods to connect them to area parks and schools. These include greenway segments along tributaries to Mill Creek, Antioch Pike, Bell Road, Hickory Hollow Parkway, Old Hickory Boulevard, and Mt. View Road.

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- See the recommendations in Chapter III, Transportation Plan, for additional guidance on the sidewalks and bikeways discussed below and additional sidewalks and bikeways:
 - Sidewalks are planned along segments of Anderson Road, Apollo Drive, Bell Road, Hamilton Church Road, Hobson Pike, Murfreesboro Pike, Nashboro Village Boulevard, Pin Hook Road, Rural Hill Road, Smith Springs Road, and Una Antioch Pike.
 - Bike lanes are planned along segments of: Anderson Road, Antioch Pike, Bell Road, Blue Hole Road, Elm Hill Pike, Harding Place, Hobson Pike, Knights of Columbus Boulevard, McGavock Pike (at Interstate 40), Murfreesboro Road, and Smith Springs Road.
 - Multi-use paths are planned along the planned Harding Place Extension, Una Antioch Pike, Rural Hill Road west of Murfreesboro Road, and Mt. View Road from Una Antioch Pike to Bell Road, with a small segment from Crossing Boulevard to Baby Ruth Lane.
 - Bike routes are planned along Patricia Drive, Franklin Limestone Road, and Mt. View Road from Baby Ruth Lane to Murfreesboro Road.
 - Neighborhood bike loops are planned to accommodate the comfort level of various bicyclists – specifically bicyclists who are not as experienced or comfortable with riding on streets with heavy vehicular traffic. Bike Loops are planned along street segments in four areas: (1) Flintlock Court, Ravine Drive, Sailboat Drive, Edge O’Lake Drive, and Rural Hill Road, connecting area schools and neighborhoods to Nashboro Boulevard, Smith Springs Road, and J. Percy Priest Lake; (2) Artelia Drive, Dowdy Drive, Bowfield Drive, and Reeves Road, connecting area schools and neighborhoods to the Mill Creek Greenway; (3) E. Thompson Lane, Lawndale Drive, Winthorne Drive, Finley Drive, Currey Road, and McGavock Pike, connecting area schools and neighborhoods to Murfreesboro Pike, Seven Oaks Park, and the Mill Creek Greenway; and (4) along E. Thompson Lane connecting to Thompson Lane. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Connectivity (Vehicular)
 - Various street connections are planned throughout this policy area. See the recommendations in Chapter III, Transportation Plan for additional guidance and information on street improvements and connections.
- Design Principle: Density/Intensity
 - Within the CO area, there are some locations zoned RM districts (residential multi-family at varying densities between two and twenty dwelling units per acre). These zoning districts yield smaller lot sizes and potentially have more negative impacts on the environmentally sensitive features than would typically be appropriate in CO policy areas in Rural and Suburban areas. This zoning, however, is part of a long-established settlement pattern that forms part of the community’s identity. The zoning is intended to remain, but any expansion of such zoning should be limited, with careful thought given to any potential adverse environmental or infrastructure impacts.
 - Within the CO area, there are properties that are Planned Unit Developments (PUDs) or Specific Plans (SPs) and they may allow higher intensity residential, commercial and mixed-use development than is envisioned by the Conservation (CO) policy. The existing zoning as applied to this property provides specific zoning entitlements. The existing development rights include multi-family development of up to 144 units. Any development of this property requires a review and approval of a final development plan prior to obtaining building permits, to ensure consistency with the existing entitlements and conditions. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning, an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the

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Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

- Such measures – to amend approvals to provide more sensitive treatment of environmental features – should be pursued whenever possible.
- Appropriate Land Uses:
 - Commercial uses are generally discouraged in CO policy. In the Antioch-Priest Lake Community, though, the CO policy contains several locations where a portion of an existing neighborhood, community center, mixed use corridor, business area or industrial area is in CO policy. Due to Antioch-Priest Lake’s geography and past development approvals, several of these areas include portions of adjacent Conservation policy. In such areas, these uses are appropriate provided that efforts are undertaken to preserve, enhance or, if needed, remediate the environmentally sensitive features in the area if expansion or redevelopment occurs over time.
- Historically Significant Sites or Features
 - Parcels 14800014100, 14908002000, and 14908002000 are historically significant features that are considered Worthy of Conservation. The features include the Tudor revival houses and The Travelers Court Motel.
 - Parcels 17500004900, 16500005000, and 17500002700 are historically significant features that are Eligible for National Register of Historic Properties. The features include the Buchanan Tavern, the Hill Farmstead, and the Fairview Farm and Cemetery.
 - Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the Community Character Manual for additional guidance.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphics on the following pages)
 - There are numerous properties in the CO policy area where there are non-conforming land uses or zoning and land use that is inconsistent with policy. Several of these properties, mainly in larger flood-prone areas, are listed below. However, there are environmentally sensitive features (small floodplain areas, steep slopes, wetlands, cedar glades, and potential sinkholes) that are scattered throughout the planning area and affect hundreds of properties. Due to the number of affected properties, not all properties with sensitive environmental features are listed below. The intent for the properties listed below, and any other properties that are found to have land uses that are non-conforming with zoning or inconsistent with policy, is that the use or zoning of these properties be brought into closer conformity to CO policy in some manner over time, and that the current use or zoning of these properties does not geographically expand or move farther away from conforming to the CO policy. If redevelopment occurs on properties that contain sensitive environmental features, the use of sustainable development approaches, such as low impact stormwater management techniques, and construction techniques designed to minimize grade alterations, are recommended.
 - Below is a list of those properties in larger flood-prone areas where the zoning and land use are inconsistent the intent of the Conservation Policy:
 - There are several properties zoned IWD (industrial warehousing and distribution) along Antioch Pike and Space Park South Drive that are fully or partially located in the flood-prone area. Many of these are older industrial and office uses that have been in the community for years. It is acceptable that the uses remain as they provide jobs and services, although they should not be allowed to intensify or expand.
 - There are several properties zoned IWD (industrial warehousing and distribution) along Antioch Pike that are currently being used for residential and are partially located in flood-prone areas. These properties are surrounded by industrial uses, the railroad, and the interstate. It is acceptable that the IWD zoning remains and that, over time, these properties transition to industrial uses, due to their location. However, future development should remain respectful of the environmental features present on the sites and use sustainable development

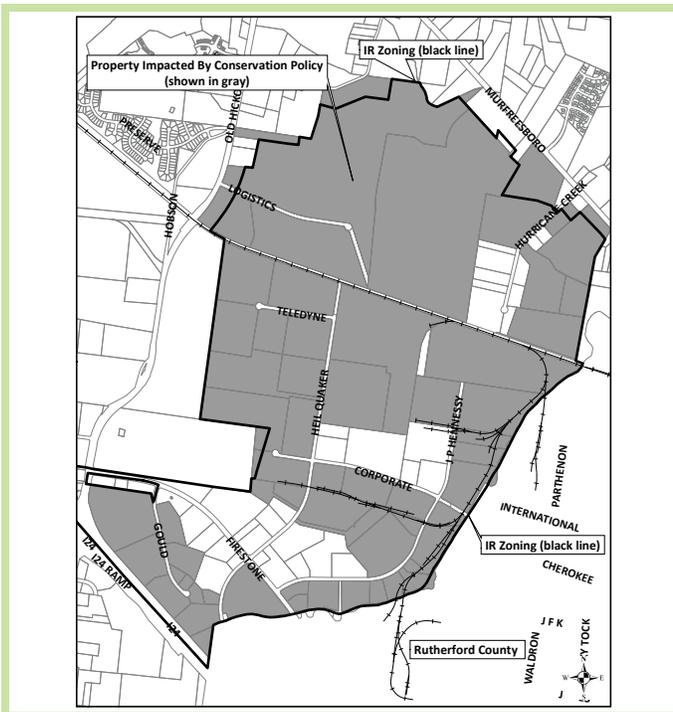
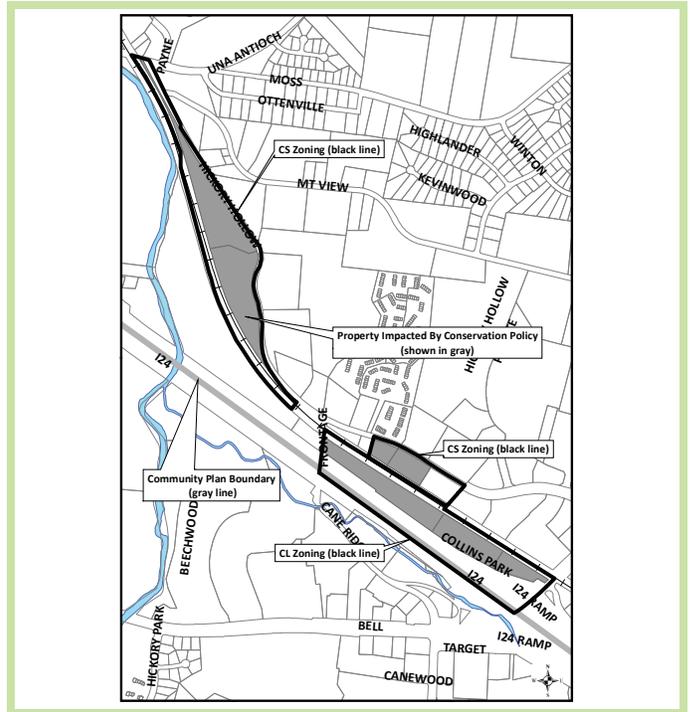
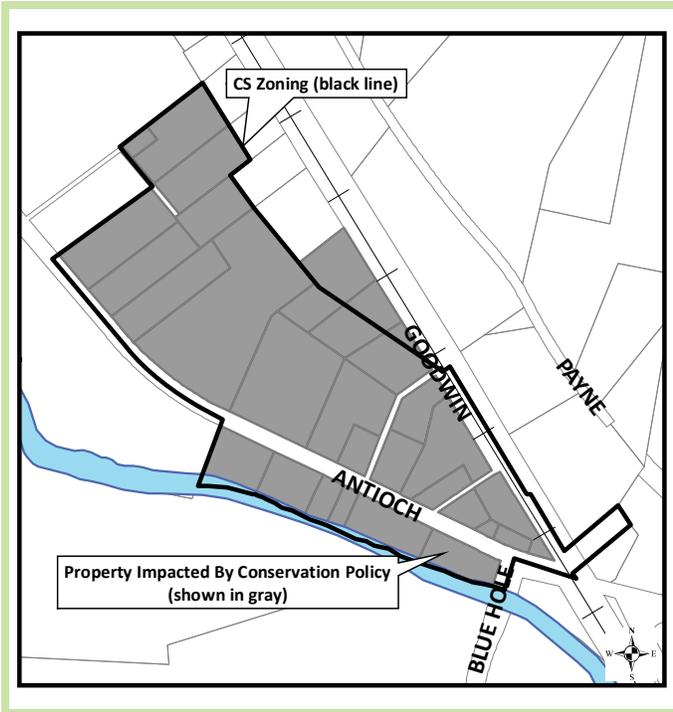
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- approaches, and the zoning should not be allowed to intensify to a more impactful zoning district.
- There are several properties zoned CS (commercial services) along Metroplex Drive that are part of the Metroplex mixed business development and are partially located in the flood-prone area. This development has been in the community for years, and it is acceptable that the uses remain as they provide jobs and services, although they should not be allowed to intensify or expand. If the opportunity arises, rezoning this area to a less intense zoning district is encouraged.
 - There are several properties zoned IR (industrial restrictive) along Franklin Limestone Road that contain heavy industrial uses even though this is mainly a flood-prone area. Many of these uses have been in this area for years, and it is acceptable that the uses remain as they provide jobs and services. If the opportunity arises, rezoning this area to a less intense zoning district is encouraged.
 - There are several properties zoned OR20 (office and residential at up to 20 dwelling units per acre), CL (limited commercial) and CS (commercial services) along Antioch Pike and Richards Road. The properties in this flood-prone area are also part of the adjacent neighborhood center. These properties were heavily damaged in the 2010 flood and have been rebuilt. It is acceptable that the zoning and uses remain as the properties provide needed jobs and services to the area. However, the zoning and uses should not be allowed to intensify or expand.
 - There are several properties zoned CS (commercial services) along Antioch Pike, near its intersection with Blue Hole Road. This area was heavily damaged in the 2010 flood. Some properties that remain vacant have been placed in Potential Open Space policy. The remaining properties that have been rebuilt form a suburban neighborhood center, and it is acceptable that they remain as they provide services for the surrounding community. If the opportunity presents itself in the future, a rezoning away from the intensity of CS to more of a neighborhood-scale services zoning is more appropriate for this flood-prone area.
 - There are several properties zoned CS (commercial services) and CL (limited commercial) along Hickory Hollow Parkway and Collins Park Drive that are entirely in the flood-prone area. These properties contain a mixture of auto, parking, and storage uses. The area is between the railroad and I-24 so it is acceptable that these uses remain.
 - There are several properties zoned IR (restrictive industrial) along Heil Quaker Boulevard, J.P. Hennessey Drive, and Hurricane Creek Boulevard that are partially in the flood-prone area near the Rutherford County line. These properties contain a variety of warehousing, light manufacturing, and heavy manufacturing uses and complement what is across the county line in the City of LaVergne. Since this is an established industrial area that provides jobs and services, and is part of a larger industrial area, it is acceptable that these uses remain.

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T2 RURAL COMMUNITY CHARACTER POLICIES

T2 RURAL NEIGHBORHOOD MAINTENANCE POLICY

General Character of T2 Rural Neighborhood Maintenance Areas in the Antioch-Priest Lake Community

T2 Rural Neighborhood Maintenance Policy has been applied to an area along Franklin Limestone Road, an area along Mt. View Road, and the Bakers Grove area on the east side of J. Percy Priest Lake. These areas of the Antioch-Priest Lake Community reflect the envisioned character of a rural maintenance area – sparsely developed with low density residential and some agricultural as the primary land uses. This development pattern reflects the preservation of farmland as well as the preservation of land with environmental significance such as steep topography, vegetation, and viewsheds.

How to Use This Guidance

The intent for Rural Neighborhood Maintenance policy is to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T2 Rural Neighborhood Maintenance policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing character of the particular T2 Rural Neighborhood Maintenance area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T2 Rural Neighborhood Maintenance policy and the General Principles in the CCM are controlling.

T2 Rural Neighborhood Maintenance Community Character Policy Areas

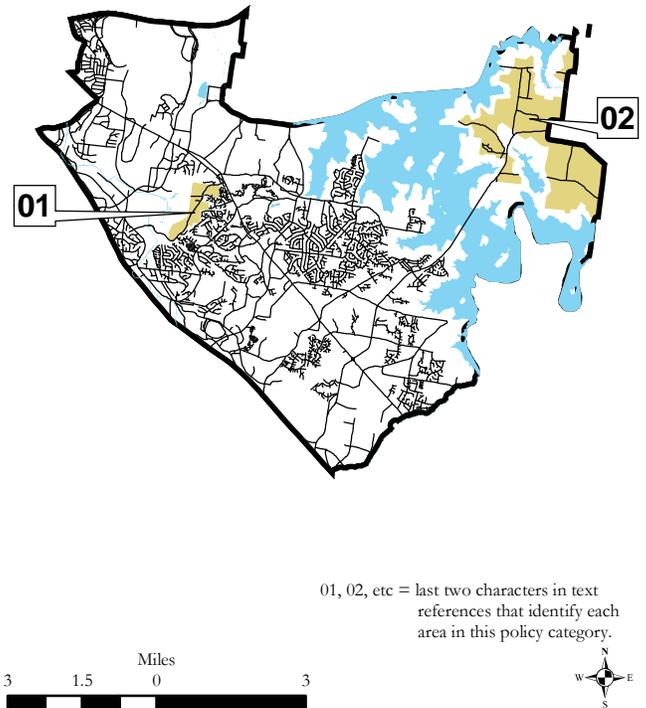
The Antioch-Priest Lake Community Plan includes three areas where the T2 Rural Neighborhood Maintenance policy is applied. These are titled “T2 Rural Neighborhood Maintenance Policy Areas” in the plan. These areas were identified by examining the general characteristics, development patterns (lot sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular Rural Neighborhood Maintenance Policy Area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Infill Areas
- Design Principles Found in the T2 Rural Neighborhood Maintenance Policy

Rural Neighborhood Maintenance



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- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T2-NM-01

Antioch-Priest Lake's T2 Rural Neighborhood Maintenance Area 1 is referenced as 13-T2-NM-01 on the accompanying map. It applies to the portion Franklin Limestone Road, from east of the industrial uses to just west of Murfreesboro Pike. In these areas, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T2 Rural Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - There are environmental features (floodplains, steep slopes, problems soils) within parts of this T2 Rural Neighborhood Maintenance area. Should any re-development occur, it should be arranged to minimize the disturbance of the flood-prone areas and steep slopes. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. Refer to the associated Conservation Policy Area 13-CO-01.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a planned bike lane along Franklin Limestone Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Density/Intensity
 - R40 (single- and two-family dwellings with 40,000 square foot lots), R15 (single- and two-family dwellings with 15,000 square foot lots) and R10 (single- and two-family dwellings with 10,000 square foot lots zoning districts, which exist in this area today, are not typical in T2 Rural Neighborhood Maintenance areas because they encourage a more suburban character subdivision pattern (smaller lots and more dwelling units). If these areas are fully developed under the current zoning, this will create a suburban pattern, and will not retain a rural pattern. To truly preserve the rural character of these areas, a change in zoning to districts less intense than R40, R15, and R10 is warranted and should be considered.

13-T2-NM-02

Antioch-Priest Lake's T2 Rural Neighborhood Maintenance Area 2 is referenced as 13-T2-NM-02 on the accompanying map. It applies to areas east of J. Percy Priest Lake, and adjacent to Long Hunter State Park. In these areas, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T2 Rural Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - There are environmental features (floodplains, steep slopes, problems soils, possible sinkholes) within and abutting parts of this T2 Rural Neighborhood Maintenance area. Should any re-development occur, it should be arranged to minimize the disturbance of the flood-prone areas and steep slopes. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. Refer to the associated Conservation Policy Area 13-CO-01.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the greenway system is planned around J. Percy Priest Lake, which is adjacent to this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - There is a planned bike lane along Hobson Pike. See the recommendations in Chapter III, Transportation Plan, for

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additional guidance and information on bikeways.

- Design Principle: Density/Intensity
 - There is a small portion of this area zoned RS15 (single-family dwellings with 15,000 square foot lots) along Arbor Pointe Way. This zoning is not typical in T2 Rural Neighborhood Maintenance areas because it encourages a more suburban character subdivision pattern (smaller lots and more dwelling units). This is an approved subdivision, but only two houses have been built. To preserve the rural character of this area, a change in zoning to districts less intense than RS15 is warranted and should be considered. At the very least, this zoning and suburban development pattern should not be allowed to expand.
- Historically Significant Sites or Features
 - Parcels 12400001400, 12300006500, 12300001600, and 12300002300 are historically significant features. The features include a log house, a farm house, the Sullivan House, and the Castleman House and cemetery. The features are considered Worthy of Conservation.
 - Parcels 12300005500 and 12300008800 are historically significant features that are considered Eligible for the National Register. The features include a log house and the Wiley House respectively.
 - In all cases, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the Community Character Manual for additional guidance.

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T3 SUBURBAN COMMUNITY CHARACTER POLICIES

T3 SUBURBAN OPEN SPACE POLICY

General Character of T3 Suburban Open Space Policy Areas in the Antioch-Priest Lake Community

T3 Suburban Open Space areas include publicly-owned parks and open spaces associated with civic and public benefit uses, public or private cemeteries or burial grounds, and privately-held land trusts and conservation easements. T3 Suburban Open Space areas in the Antioch-Priest Lake Community include parks as well as civic and public benefit uses with associated open space. In the community, civic and public benefit uses include Antioch Park, Una Recreation Park, Seven Oaks Park, Ezell Park, Glengarry Elementary School, Mt. View Elementary School, Lakeview Elementary School, Una Elementary School, J.E. Moss Elementary, Apollo Middle School, Antioch Middle School, J.F. Kennedy Middle School, the Mill Creek Greenway, and the Southeast Library.

The majority of the Antioch-Priest Lake area’s T3 Suburban Open Space areas provide active and passive recreation opportunities and serve multiple neighborhoods or communities. Active land uses are generally associated with civic and public benefit activities and include playgrounds, picnic areas, recreational sports fields and multi-use paths. Passive open space land uses may include greenways, nature reserves and cemeteries. In all cases, T3 Suburban Open Space areas may have moderate development to allow for active recreational uses while leaving environmentally sensitive areas such as steep topography, dense vegetation and viewsheds undisturbed.

How to Use This Guidance

The intent for T3 Suburban Open Space policy is to preserve or enhance the general character of suburban open spaces areas. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

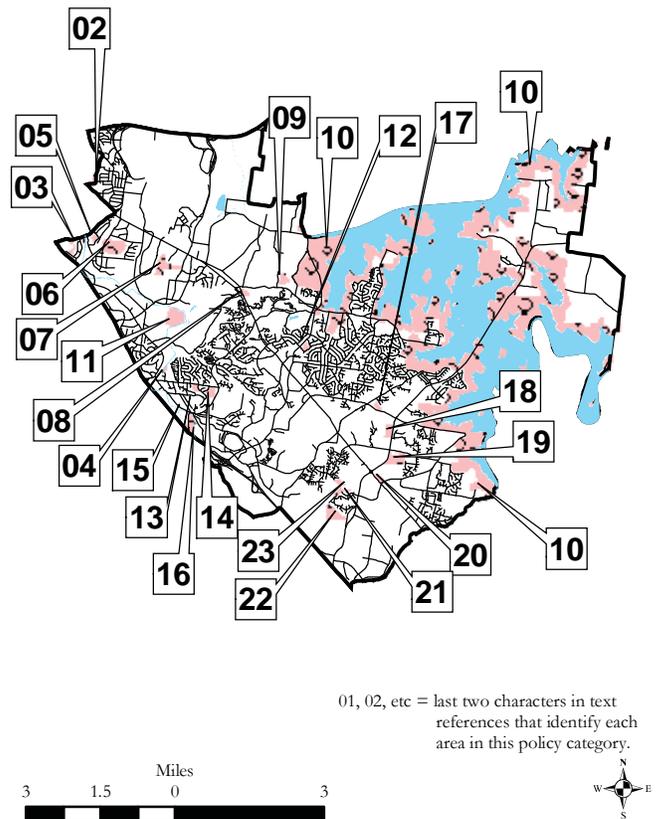
- The T3 Suburban Open Space policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing character of the particular T3 Suburban Open Space area; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Open Space policy and the General Principles in the CCM are controlling.

T3 Suburban Open Space Community Character Policy Areas

The Antioch-Priest Lake Community Plan includes twenty-three areas where the T3 Suburban Open Space policy is applied. These are titled “T3 Suburban Open Space Policy Areas” in the plan. These areas were identified by examining the general characteristics of each open space, the service area and recreational needs it meets, and its need to be preserved or enhanced.

Suburban Open Space



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Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Open Space policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Open Space Policy
- Appropriate Active Uses
- Appropriate Passive Uses
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-OS-01

Antioch-Priest Lake's T3 Suburban Open Space Area 1 is referenced as 13-T3-OS-01 on the accompanying map. This area is comprised of three separate, larger cemeteries located on Streamfield Pass, Moss Road, and Rural Hill Road. These properties are in the Rural Hill-Moss Road Detailed Design Plan. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the 2003 Update of the Antioch-Priest Lake Community Plan. The Rural Hill-Moss Road Detailed Design Plan is now included as part of the 2012 update of the Antioch – Priest Lake Community Plan. Please refer to the Rural Hill – Moss Road Detailed Design Plan located in Appendix E for special policy guidance. The policy area does not contain any unique features that warrant Special Policies; therefore, the guidance of the T3 Suburban Open Space policy applies.

13-T3-OS-02

Antioch-Priest Lake's T3 Suburban Open Space Area 2 is referenced as 13-T3-OS-02 on the accompanying map. It is the Glenview Elementary School on Patricia Drive, north of Thompson Place. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike route is planned along Patricia Drive. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-03

Antioch-Priest Lake's T3 Suburban Open Space Area 3 is referenced as 13-T3-OS-03 on the accompanying map. It is a Metro-owned property on Averitt Express Drive near Briley Parkway that is covered in mature trees. It could be used for passive open space in the future. The policy area does not contain any unique features that warrant Special Policies; therefore, the guidance of the T3 Suburban Open Space policy applies.

13-T3-OS-04

Antioch-Priest Lake's T3 Suburban Open Space Area 4 is referenced as 13-T3-OS-04 on the accompanying map. The area is comprised of two separate linear parks along Mill Creek. One is located along Thompson Lane, and the other is located along Cummings Park Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the Mill Creek Greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.

13-T3-OS-05

Antioch-Priest Lake's T3 Suburban Open Space Area 5 is referenced as 13-T3-OS-05 on the accompanying map. It is the Glengarry Elementary School on Finley Drive near Currey Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the Mill Creek Greenway system is planned in this area to connect to the school. See the

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recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.

- A bike route is planned along Finley Drive to connect to the school. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-06

Antioch-Priest Lake's T3 Suburban Open Space Area 6 is referenced as 13-T3-OS-06 on the accompanying map. It is the Seven Oaks Park on McGavock Pike near Currey Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area to connect to the park. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- Bike routes are planned along short segments of Currey Road and McGavock Pike to connect to the park. These routes are part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-07

Antioch-Priest Lake's T3 Suburban Open Space Area 7 is referenced as 13-T3-OS-07 on the accompanying map. It is the Metro Soccer Complex on Donelson Pike, south of the Dell facility. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- A bike lane is planned along Donelson Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-08

Antioch-Priest Lake's T3 Suburban Open Space Area 8 is referenced as 13-T3-OS-08 on the accompanying map. It is the Una Elementary School on Old Murfreesboro Pike near the intersection of Murfreesboro Pike and Franklin Limestone Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- Bike lanes are planned along Smith Springs Road, Murfreesboro Pike, and Franklin Limestone Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

- Historically Significant Sites or Features

- Parcel 13500023700, the old Una Schoolhouse is a historically significant feature considered Worthy of Conservation. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and "Historically Significant Areas and Sites" in the General Principles of the Community Character Manual for additional guidance.

13-T3-OS-09

Antioch-Priest Lake's T3 Suburban Open Space Area 9 is referenced as 13-T3-OS-09 on the accompanying map. It is the Una Recreation Park on Una Recreation Road, north of Smith Springs Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area to connect to the park. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Smith Springs Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

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13-T3-OS-10

Antioch-Priest Lake's T3 Suburban Open Space Area 10 is referenced as 13-T3-OS-10 on the accompanying map. The area is comprised of the various recreation and open space areas surrounding J. Percy Priest Lake, including Hamilton Creek Park, which is leased by Metro from the State, Anderson Road Recreation Area, Smith Springs Recreation Area, and Long Hunter State Park. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A greenway system is planned around the lake with connections to adjacent neighborhoods in appropriate locations. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - Bike lanes are planned along Hobson Pike, Smith Springs Road, and there is an existing bike lane on Bell Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-11

Antioch-Priest Lake's T3 Suburban Open Space Area 11 is referenced as 13-T3-OS-11 on the accompanying map. It is the Ezell Park on Harding Place near Metro Animal Control. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the Mill Creek Greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.

13-T3-OS-12

Antioch-Priest Lake's T3 Suburban Open Space Area 12 is referenced as 13-T3-OS-12 on the accompanying map. It is the Lakeview Elementary School on Rural Hill Road near Edge O'Lake Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike route is planned along a short segment of Edge O'Lake Drive near Bell Road and along Rural Hill Road to connect with the school. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-13

Antioch-Priest Lake's T3 Suburban Open Space Area 13 is referenced as 13-T3-OS-13 on the accompanying map. It is the J.E. Moss Elementary School on Richards Road near Bowfield Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike route is planned along Bowfield Drive to connect to the school. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-14

Antioch-Priest Lake's T3 Suburban Open Space Area 14 is referenced as 13-T3-OS-14 on the accompanying map. It is the Apollo Middle School on Richards Road near Antioch Pike. The policy area does not contain any unique features that warrant Special Policies; therefore the guidance of the T3 Suburban Open Space policy applies.

13-T3-OS-15

Antioch-Priest Lake's T3 Suburban Open Space Area 15 is referenced as 13-T3-OS-15 on the accompanying map. It is the site of the old fire station on Antioch Pike which is now owned by Metro Nashville Government. It is located at 2314 Antioch Pike, Parcel

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14816006000. The site was heavily flooded during the 2010 flood and now belongs to the Metro Parks Department. This site is surrounded by a larger area designated Potential Open Space that Metro Parks would like to acquire over time.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the Mill Creek Greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Antioch Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-16

Antioch-Priest Lake's T3 Suburban Open Space Area 16 is referenced as 13-T3-OS-16 on the accompanying map. It is the Antioch Park and Community Center and Antioch Middle School on Blue Hole Road, south of Antioch Pike. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the Mill Creek Greenway system is planned in this area to connect the existing greenway system to adjacent areas. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Blue Hole Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-17

Antioch-Priest Lake's T3 Suburban Open Space Area 17 is referenced as 13-T3-OS-17 on the accompanying map. It is the Thomas A. Edison Elementary School on Mt. View Road, east of Murfreesboro Pike. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area along Savage Branch to connect to the school. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Mt. View Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-18

Antioch-Priest Lake's T3 Suburban Open Space Area 18 is referenced as 13-T3-OS-18 on the accompanying map. It is the J.F. Kennedy Middle School on Hobson Pike near Hamilton Church Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- Sidewalks are recommended along Hobson Pike. See the recommendations in Chapter III, Transportation Plan for additional guidance on sidewalks.
- An extension of the greenway system is planned in this area to connect to the school. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Hobson Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-19

Antioch-Priest Lake's T3 Suburban Open Space Area 19 is referenced as 13-T3-OS-19 on the accompanying map. It is the Antioch High School on Hobson Pike near Pin Hook Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- Sidewalks are recommended along Hobson Pike. See the recommendations in Chapter III, Transportation Plan for additional guidance on sidewalks.

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- An extension of the greenway system is planned in this area to connect to the school. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Hobson Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-20

Antioch-Priest Lake's T3 Suburban Open Space Area 20 is referenced as 13-T3-OS-20 on the accompanying map. It is the Mt. View Elementary School on Murfreesboro Pike near Old Hickory Boulevard. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area to connect to the school. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- Sidewalks are planned along Hobson Pike. See the recommendations in Chapter III, Transportation Plan for additional guidance on sidewalks.
- A bike lane is planned along Murfreesboro Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-OS-21

Antioch-Priest Lake's T3 Suburban Open Space Area 21 is referenced as 13-T3-OS-21 on the accompanying map. It is the new Southeast Park on Preserve Boulevard near Old Hickory Boulevard. The park is anticipated to be developed with a hiking trail. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area to connect to the park. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.

13-T3-OS-22

Antioch-Priest Lake's T3 Suburban Open Space Area 22 is referenced as 13-T3-OS-22 on the accompanying map. It is the Cane Ridge High School on Old Hickory Boulevard, east of I-24. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the greenway system is planned in this area to connect to the school. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike lane is planned along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

- Design Principle: Connectivity (Vehicular)

- The Crossing Boulevard extension is planned to connect to the existing driveway for the Cane Ridge High School. See the recommendations in Chapter III, Transportation Plan, for additional guidance on new streets.

13-T3-OS-23

Antioch-Priest Lake's T3 Suburban Open Space Area 23 is referenced as 13-T3-OS-23 on the accompanying map. It is the Cane Ridge High Elementary School on Ashford Trace. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Open Space policy applies.

- Design Principle: Connectivity (Vehicular)

- Ashford Trace is a significant street connection. It is planned to connect to the planned Southeast Parkway and may be located directly adjacent to the school. See the recommendations in Chapter III, Transportation Plan, for

T3 SUBURBAN POTENTIAL OPEN SPACE POLICY

General Character of T3 Suburban Potential Open Space Policy Areas in the Antioch-Priest Lake Community

T3 Suburban Potential Open Space areas include land that is encouraged to be used as open space in the future. This may include vacant properties, or privately-owned properties with the potential to be open space. T3 Suburban Potential Open Space should have the same character as described for T3 Suburban Open Space.

T3 Suburban Potential Open Space areas may provide for active and passive recreation and serve multiple neighborhoods or communities. Active land uses are generally those associated with civic and public benefit activities, and include playgrounds, picnic areas, recreational sports fields, and multi-use paths. Passive open space land uses may include greenways, nature reserves, and cemeteries. In all cases, T3 Suburban Potential Open Space areas may have moderate development to allow for active recreational uses while leaving environmentally sensitive areas such as steep topography, dense vegetation, and viewsheds undisturbed.

How to Use This Guidance

The intent for T3 Suburban Potential Open Space policy is to identify areas that should be used for suburban open space in the future. Such open space can be created in the form of public parks or private land held in conservation by land trusts and private groups or individuals. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

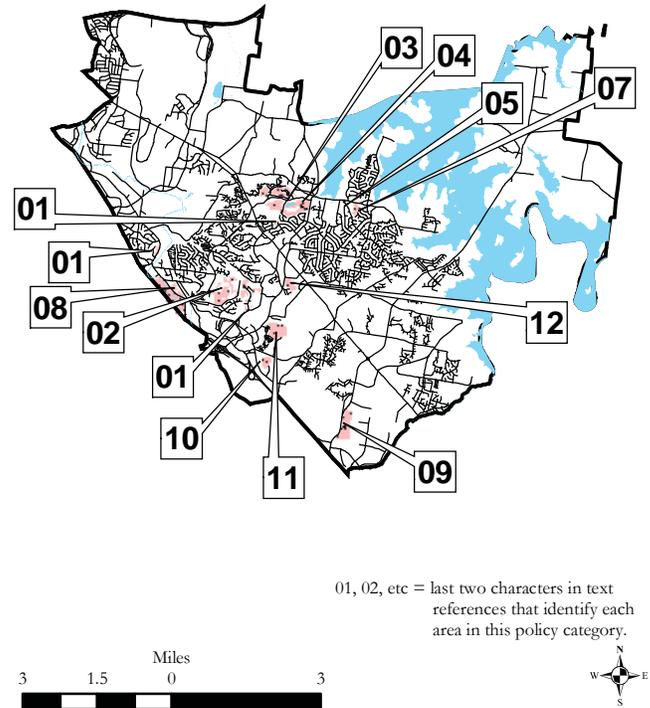
- The T3 Suburban Potential Open Space policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing character of the particular T3 Suburban Potential Open Space area;
- The alternate policy for the particular T3 Suburban Potential Open Space area; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Potential Open Space policy and the General Principles in the CCM are controlling.

T3 Suburban Potential Open Space Community Character Policy Areas

The Antioch-Priest Lake Community Plan includes twelve areas where the T3 Suburban Potential Open Space policy is applied. These are titled “T3 Suburban Potential Open Space Policy Areas” in the plan. These areas were identified by examining the general characteristics of each open space, the service area and recreational needs it meets, and its need to be preserved or enhanced.

Suburban Potential Open Space



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Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Potential Open Space policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Alternate Policy
- Design Principles Found in the T3 Suburban Open Space Policy
- Appropriate Active Uses
- Appropriate Passive Uses
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-POS-01

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 1 is referenced as 13-T3-POS-01 on the accompanying map. It is a privately-owned property on Antioch Pike near Cherokee Place that was identified as a potential open space during a planning study for the Bakertown neighborhood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:
 - If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Mixed Use Corridor. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and in T3 Suburban Mixed Use Corridor policy Area 13-T3-CM-01.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike lane is planned along Antioch Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-POS-02

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 2 is referenced as 13-T3-POS-02 on the accompanying map. The area is comprised of land identified in the Rural Hill Road Detailed Neighborhood Design Plan process as potential open space. In addition, it includes three parcels along Moss Road owned by the Metropolitan Development and Housing Agency, and portions of two properties along Una Antioch Pike. These properties are located in the Rural Hill-Moss Road Detailed Design Plan. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the 2003 Update of the Antioch-Priest Lake Community Plan. The Rural Hill-Moss Road Detailed Design Plan is now included as part of the 2012 update of the Antioch – Priest Lake Community Plan. The following special policies apply to these properties. Please refer to the Rural Hill – Moss Road Detailed Design Plan located in Appendix E for additional special policy guidance that is specific to the Rural Hill-Moss Road Detailed Design Plan.

- Alternate Policy:
 - If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Neighborhood Evolving. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and in the T3 Suburban Neighborhood Evolving policy Area 13-T3-NE-03.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - Sidewalks are planned along Rural Hill Road from Mt. View Road to Took Drive near the Hickory Hollow Mall Park, Community Center, and Library complex. See the recommendations in Chapter III, Transportation Plan for additional guidance on sidewalks.
 - A multi-use path is planned along Una Antioch Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

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13-T3-POS-03

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 3 is referenced as 13-T3-POS-03 on the accompanying map. It is also known as Site 14 "Multi-family Site" in the Nashboro Village Planned Unit Development (PUD). It is a privately - owned parcel located on the southeast side of Nashboro Boulevard and Flintlock Court, adjacent to the pond. In 2012, the Metropolitan Planning Commission found the portion of the Planned Unit Development (PUD) for this site to be inactive (not developed), but also found that the PUD should be implemented as adopted.

The existing zoning as applied to this property provides specific zoning entitlements. The existing development rights include multi-family development of up to 144 units. Any development of this property requires a review and approval of a final development plan prior to obtaining building permits, to ensure consistency with the existing entitlements and conditions. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning, an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:
 - If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Neighborhood Maintenance. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and in T3 Suburban Neighborhood Maintenance policy Area 13-T3-NM-04.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike route is planned along Flintlock Court. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-POS-04

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 4 is referenced as 13-T3-POS-04 on the accompanying map. It is the privately-owned Nashboro Village Golf Course on Nashboro Boulevard. The community would like to see this remain a golf course. Therefore, it has been placed in potential open space policy. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:
 - If the property ceases to be used for a golf course the alternate policy is T3 Suburban Open Space. There are no special policies for this alternative policy. Therefore, guidance for these policies may be found in T3 Suburban Open Space in the Community Character Manual (CCM).
- Appropriate Land Use:
 - This area provides critical open space to the community. The site's use as a golf course is appropriate. Other uses that would be appropriate include a passive open space meaning there is limited activity in the open space (e.g. walking trails, nature reserves).

13-T3-POS-05

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 5 is referenced as 13-T3-POS-05 on the accompanying map. It is a Metro-owned property (due to back taxes) at the intersection of Castlegate Drive and Lake Terrace Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:
 - If the property is not secured for public open space use, perhaps as a community garden, the alternate policy is

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T3 Suburban Neighborhood Maintenance. Guidance for this policy may be found in T3 Suburban Neighborhood Maintenance policy Area 13-T3-NM-05 and within the T3 Suburban Neighborhood Maintenance policy in CCM.

13-T3-POS-06

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 6 is referenced as 13-T3-POS-06 on the accompanying map. It is a privately-owned property on Rychen Drive near Edge O'Lake Drive that would be a good location for a small neighborhood or dog park. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Neighborhood Maintenance. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and within Conservation policy, and in T3 Suburban Neighborhood Maintenance policy Area 13-T3-NM-05 and within the T3 Suburban Neighborhood Maintenance policy in CCM.

13-T3-POS-07

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 7 is referenced as 13-T3-POS-07 on the accompanying map. It is a privately-owned property on Smith Springs Road near Castlegate Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is T3 Suburban Neighborhood Maintenance. Guidance for this policy may be found in T3 Suburban Neighborhood Maintenance policy Area 13-T3-NM-05 and within the T3 Suburban Neighborhood Maintenance policy in CCM.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- A bike lane is planned along Smith Springs Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-POS-08

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 8 is referenced as 13-T3-POS-08 on the accompanying map. It is comprised of several privately-owned properties in the flood-prone area of Mill Creek along Antioch Pike. This area was heavily damaged during the 2010 flood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is Conservation. Guidance for this policy may be found in Conservation policy Area 13-CO-01 and within the Conservation policy in CCM.

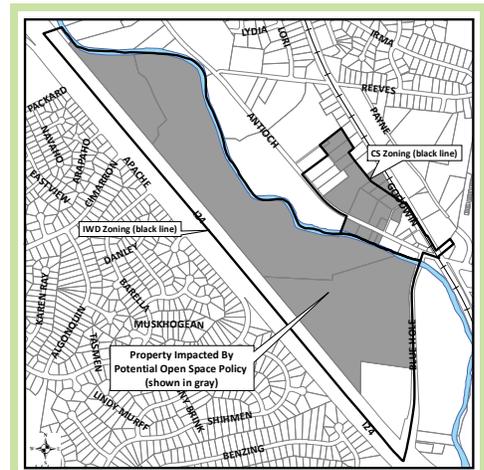
- Design Principle: Connectivity (Pedestrian/Bicycle)

- An extension of the Mill Creek Greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.

- A bike lane is planned along Antioch Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)

- There are several properties zoned CS (commercial services), located along the north side of Antioch Pike, that are in the flood-prone area. If these properties are secured for public open space use, it is



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recommended that they be rezoned to AR2a (agricultural).

- There are three properties zoned IWD (industrial warehousing and distribution), located south of Antioch Pike and west of Blue Hole Road. If these properties are secured for public open space use, it is recommended that they be rezoned to AR2a (agricultural).

13-T3-POS-09

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 9 is referenced as 13-T3-POS-09 on the accompanying map. It is a privately-owned property on Old Hickory Boulevard near Hobson Pike. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is Conservation and District Industrial. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and in District Industrial policy Area 13-D-IN-03.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- A bike lane is planned along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

13-T3-POS-10

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 10 is referenced as 13-T3-POS-10 on the accompanying map. It is a privately-owned property on Crossings Boulevard near Mt. View Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Mixed Use Corridor. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and within Conservation policy in CCM, and in T3 Suburban Mixed Use Corridor policy Area 13-T3-CM-04 and within the Suburban Mixed Use Corridor policy in CCM.

13-T3-POS-11

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 11 is referenced as 13-T3-POS-11 on the accompanying map. It is a privately-owned property that is part of the Ridgeview Urban Design Overlay, southeast of Bell Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:

- If the property is not secured for public open space use, the alternate policy is Conservation and T3 Suburban Neighborhood Evolving. Guidance for these policies may be found in Conservation policy Area 13-CO-01 and within Conservation policy in CCM, and in T3 Suburban Neighborhood Evolving policy Area 13-T3-NE-04 and within the T3 Suburban Neighborhood Evolving policy in CCM.

- Appropriate Land Uses

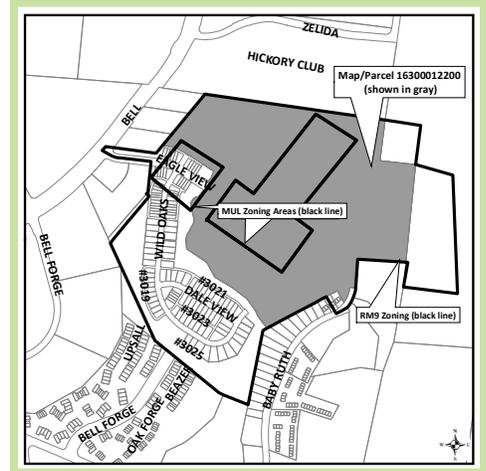
- There is an existing Urban Design Overlay (UDO) on this property – the Ridgeview UDO. The Ridgeview UDO is intended to create a neighborhood with a mixture of housing, open space, and neighborhood scaled retail. Therefore, if the property is secured for park/open space, the intent of the Ridgeview UDO should be considered where portions of the secured property are considered for housing and neighborhood scaled retail. If the property is not secured for open

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space, the Ridgeview UDO will guide permitted development on this property.

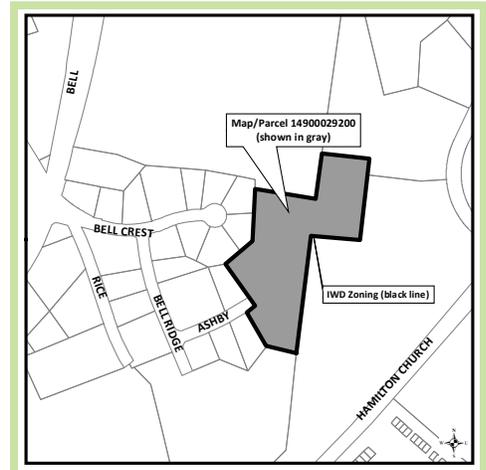
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extension of the greenway system is planned in this area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - This property is zoned RM9 (residential medium density at up to 9 dwelling units per acre) and MUL (mixed use limited). If the property is secured for public open space, then the portion placed in open space should be rezoned to AR2a (agricultural).



13-T3-POS-12

Antioch-Priest Lake's T3 Suburban Potential Open Space Area 12 is referenced as 13-T3-POS-12 on the accompanying map. It is the privately-owned Ezell Harding Christian School on Bell Road, near Morris Gentry Boulevard. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy:
 - If the property is not secured for public open space use, the alternate policy is Suburban Residential Corridor. Guidance for this policy may be found in T3 Suburban Residential Corridor policy Area 13-T3-RC-02 and within T3 Residential Corridor policy in CCM.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike lane is planned along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - There is a property zoned IWD (industrial warehousing and distribution) (Map/Parcel 14900029200) that is currently being used as Ezell Harding Christian School's baseball field. This property is also adjacent to a residential neighborhood (Area 13-T3-RC-02). In the future, this property should be rezoned to a zoning district that is less intense than IWD and that would be more compatible with the adjacent residential neighborhood.



T3 SUBURBAN NEIGHBORHOOD MAINTENANCE POLICY

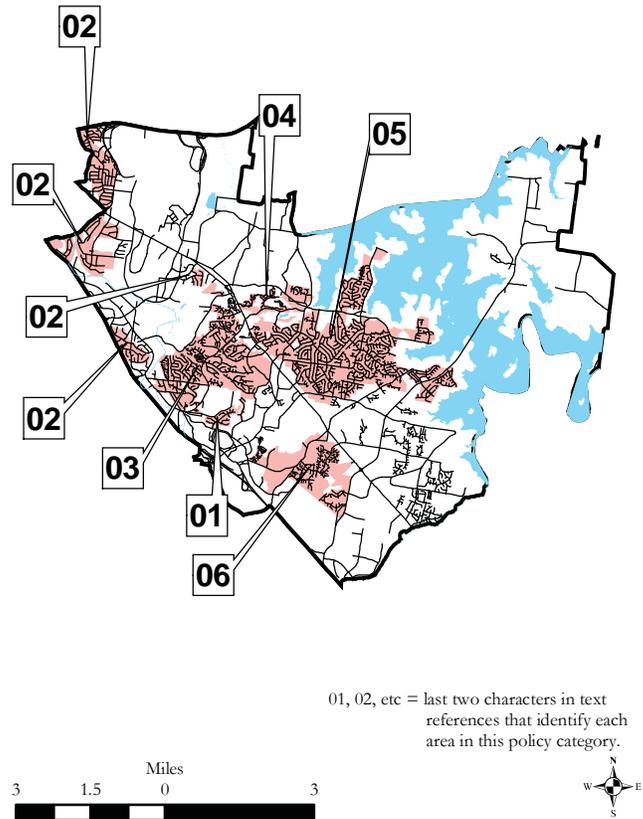
General Character of T3 Suburban Neighborhood Maintenance Policy Areas in the Antioch-Priest Lake Community

T3 Suburban Neighborhood Maintenance policy has been applied to suburban neighborhoods and subdivisions throughout the Antioch-Priest Lake Community. Some of these neighborhoods and subdivisions represent classic suburban development, which allow nature to take a prominent role while the buildings remain secondary, creating a setting that, while not rural, still features open space prominently. The classic model of suburban development features moderate street connectivity on curvilinear streets. Classic suburban models generally separate residential and non-residential land uses, with non-residential land uses found in suburban commercial centers. It is recommended through this policy that these areas be preserved, with some improvements to vehicular and non-vehicular connectivity and, in some instances, increased housing choice. In the T3 Suburban Neighborhood Maintenance areas where this classic suburban development model does not exist, any enhancements, such as emphasizing natural features and providing connectivity, which can be made to emulate the classic suburban model, are encouraged.

Typically, classic suburban neighborhoods have homogenous building types and housing stock. Building types are typically single family detached with the majority of the housing being from similar eras. In classic suburban neighborhoods in Antioch-Priest Lake, however, the building types and housing stock is very diverse. Building types include single and two family structures, townhomes, and stacked flats. The housing stock ranges from homes built in the 1950's through the 1980s; many homes were also built within the last decade. Therefore, future development should mimic the mixture of building types that are found within the classic suburban neighborhoods and the character and form of new development should be considered on their merits.

Nature should be prominent in T3 Suburban Neighborhood Maintenance areas, and there are environmental features (floodplains and floodways, steep slopes, problem soils and sinkholes, streams and their buffers, rare plant and animal communities, headwaters, wildlife habitat, and tree cover) abutting or interspersed among many of these T3 Suburban Neighborhood Maintenance areas that should be preserved, and, if previously disturbed, remediated or reclaimed. Should any development or re-development occur near Conservation policy areas, it should be arranged to minimize the disturbance of the environmental features. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. In addition, the May 2010 flood brought additional attention to Antioch-Priest Lake's many waterways, including Mill Creek and its streams and tributaries. These waterways serve as recreational amenities, quality natural areas and habitats for the area's wildlife. Therefore, waterways and areas near them should also be preserved and protected through innovative stormwater management and green infrastructure techniques. For more guidance on environmentally sensitive features refer to the Conservation policy found earlier in this document. For more information on stormwater techniques refer to the General Principles in the CCM.

Suburban Neighborhood Maintenance



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How to Use This Guidance

The intent for T3 Suburban Neighborhood Maintenance policy is to preserve the general character of the suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Neighborhood Maintenance policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing character of the particular T3 Suburban Neighborhood Maintenance area; and
- Additional guidance in the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Neighborhood Maintenance policy and the General Principles in the CCM are controlling.

T3 Suburban Neighborhood Maintenance Community Character Policy Areas

The Antioch-Priest Lake Community Plan has several neighborhoods where the T3 Suburban Neighborhood Maintenance policy is applied. These neighborhoods are grouped into six areas titled “T3 Suburban Neighborhood Maintenance Policy Areas” in the plan. These areas were identified by examining the general characteristics, development patterns (parcel size, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area. While there are multiple areas where T3 Suburban Neighborhood Maintenance policy is applied, each area is different in some respect due to the factors mentioned above.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Neighborhood Maintenance policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Infill Areas
- Design Principles Found in the T3 Suburban Neighborhood Maintenance Policy
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-NM-01

Antioch – Priest Lake’s T3 Suburban Neighborhood Maintenance Area 01 is referenced as 13-T3-NM-01 on the accompanying map. It consists of four subdivisions within the Rural Hill-Moss Road neighborhood. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the 2003 Update of the Antioch-Priest Lake Community Plan. The Rural Hill-Moss Road Detailed Design Plan is now included as part of the 2012 update of the Antioch – Priest Lake Community Plan. Please refer to the Rural Hill – Moss Road Detailed Design Plan located in Appendix E for special policy guidance. Where the special policy is silent, the guidance of T3 Suburban Neighborhood Maintenance Policy applies.

13-T3-NM-02

Antioch-Priest Lake’s T3 Suburban Neighborhood Maintenance Area 2 is referenced as 13-T3-NM-02 on the accompanying map. It applies to a group of neighborhoods and subdivisions both sides of Murfreesboro Pike, west of the Nashville International Airport. There is another portion of 13-T3-NM-02 that is directly south of the Airport, by Old Murfreesboro Pike. Finally, the 13-T3-NM-02 policy also applies to the Bakertown neighborhood off of Antioch Pike. Area 13-T3-NM-02 contains several neighborhoods and subdivisions. Among the largest are Miro Meadows, Patricia Heights, East Glencliff, Bakertown and Curreywood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There are planned greenways along Mill Creek and tributary streams that will extend the Mill Creek greenway to

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connect to Glengarry Elementary School, Seven Oaks Park and the Metroplex Industrial Park. See the recommendations in Chapter IV Open Space Plan, for additional guidance on greenways.

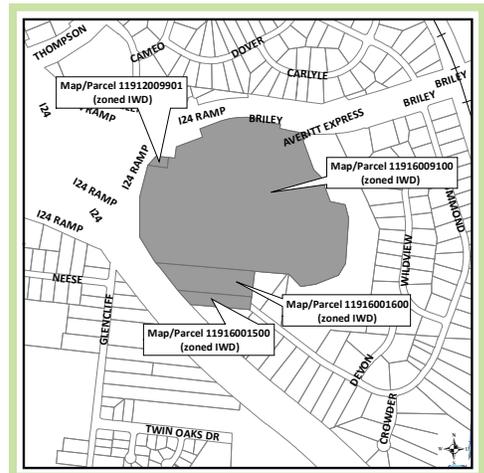
- There is a planned bike route along a small segment of Thompson Place, and along Patricia Drive, and Karen Drive. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- There is a planned bike route along Winthorne Drive, Finley Drive, and as small segments of Currey Place, and McGavock Pike. These bike routes are part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)

- There are properties in the Area 13-T3-NM-02 where the zoning and land use are inconsistent with the policy. The properties are located at the northwestern edge of the East Glenclyff neighborhood adjacent to Briley Parkway. These properties are zoned IWD and are industrial uses that are neither large enough nor appropriately located enough to warrant the application of D District Industrial policy. The industrial uses do not access the neighborhood street system, but instead have access directly to and from Briley Parkway. The intent for these properties is that their activities neither geographically expand nor intensify and that they do not gain access from the neighborhood streets.

- Historically Significant Sites or Features

- Parcels 12000006400, 12000012700, and 13401001900 are historically significant features. The Currey House and the Center Hall respectively, are considered Worthy of Conservation. The area identified as the Miro Meadows District is also considered Worthy of Conversation. The boundaries for this district include the streets Aladdin, Goodbar, Kipling, Mars, Mercury, and Venus Drives; Kirby Avenue; Kenton Place; Vultee Boulevard. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Site” in the General Principles of the Community Character Manual for additional guidance.



13-T3-NM-03

Antioch-Priest Lake’s T3 Suburban Neighborhood Maintenance Area 3 is referenced as 13-T3-NM-03 on the accompanying map. It applies to a group of neighborhoods and subdivisions on the west side of Murfreesboro Pike from south of Franklin Limestone Road to the area surrounding Richards Road. Area 13-T3-NM-03 includes several neighborhoods and subdivisions. Among the largest are historic Una Antioch, Pebble Creek, Piccadilly, Hunters Run, and Cambridge Forest. The following Special Policies apply in Area 13-T3-NM-03. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- There is a planned greenway along Mill Creek. See the recommendations in Chapter IV Open Space Plan, for additional guidance on greenways.
- A bike route is planned along Franklin Limestone Road. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- There is a planned bike route along Artelia Drive, Dowdy Drive, Bowfield Road, and Reeves Road. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the

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recommendations in Chapter III Transportation Plan, for additional guidance on bikeways. A multi-use path is planned along Una Antioch Pike, Rural Hill Road, and Mt. View Road. See the recommendations in Chapter III Transportation Plan, for additional guidance on greenways.

- There are planned bike lanes along Antioch Pike and Murfreesboro Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on greenways.
- **Historically Significant Sites or Features**
 - Parcels 14802007200, 14803017900, 14800012900, and 14816001900 are historically significant features. The Luna House, Templeton House/Country Manor, and the Old Jones House respectively, are all considered Worthy of Conservation. Parcel 14816001600, named the Locust Hill is listed on the National Register of Historic Places. Because of the historic designations of the properties listed below, owners of these private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the Community Character Manual for additional guidance:

13-T3-NM-04

Antioch-Priest Lake’s T3 Suburban Neighborhood Maintenance Area 4 is referenced as 13-T3-NM-04 on the accompanying map. It applies to the Nashboro Village neighborhood east of Murfreesboro Pike.

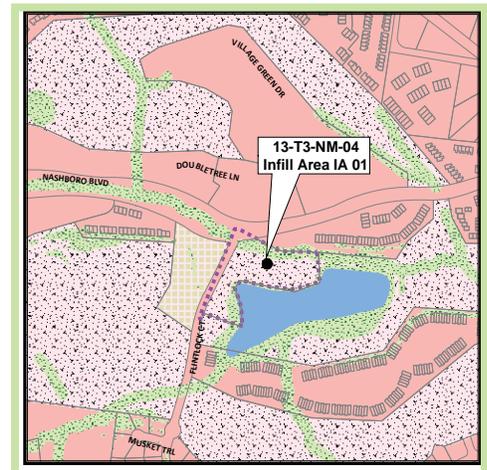
The existing zoning as applied to this property provides specific zoning entitlements. The existing development rights include multi-family development of up to 144 units. Any development of this property requires a review and approval of a final development plan prior to obtaining building permits, to ensure consistency with the existing entitlements and conditions. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning, an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

Below are the special policies that apply to this policy area. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance Policy applies.

Infill Area 01 (refer to the accompanying graphic)

This infill area is referenced as “Site 14 -Multi-family Site” in the Nashboro Village Planned Unit Development (PUD). This infill area is identified to reflect existing development rights on the property and is not intended to suggest intensity beyond what is approved. It is located on the southeast side of Nashboro Boulevard and Flintlock Court, adjacent to the pond. The Metropolitan Planning Commission found the portion of the Planned Unit Development (PUD) for this site to be inactive, but also found that the PUD should be implemented as adopted. The following special policies, developed during discussions with stakeholders during the Antioch – Priest Lake Community Plan Update process, reflect a balance between the existing development rights, community vision, and sound planning principles.

- **Alternate Policy**
 - This site is also considered for T3 Suburban Potential Open Space. It is referenced as 13-T3-POS-03. If the property is not secured for public open space use, the alternate policy is Conservation and an infill area in T3 Suburban Neighborhood Maintenance. Guidance for these



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policies may be found in Conservation policy Area 13-CO-01 and within Conservation policy in CCM, and in the special policies below.

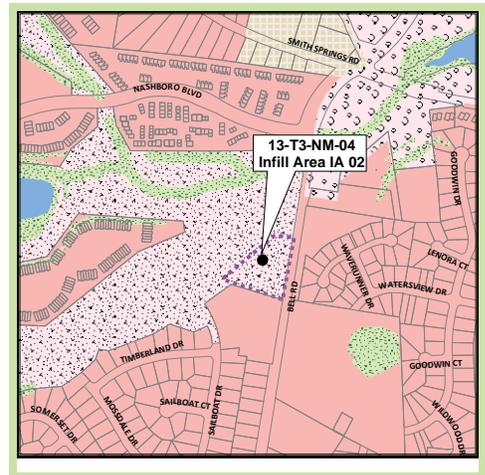
- Appropriate Land Uses
 - Appropriate land uses include Assisted Living or Residential Multi-family.
- Design Principle: Building Form (Mass, Orientation, Placement)
 - Development should be in character with the overall character of development in Nashboro Village.
 - Building heights should not exceed 4 stories.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - Any development should provide public access to the pond.
 - A bike route is planned along Flintlock Court. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Parking
 - If possible, parking should be located behind or beside the building. If parking is not located behind or beside the building, ample landscaping should be provided to buffer the view of parking from the street.

Infill Area 02 (refer to the accompanying graphic)

This infill area is referenced as “Site 25 - 100 Unit Tower” in the Nashboro Village Planned Unit Development (PUD). This infill area is identified to reflect existing development rights on the property and is not intended to suggest intensity beyond what is approved. It is located on Bell Road, on the Nashboro Village Golf Course. The Metropolitan Planning Commission found the PUD to be inactive for this site, and recommended that the PUD be amended to remove the five story building and add a note that residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road within this PUD, could be considered as a future revision.

The following special policies, developed during discussions with stakeholders during the Antioch – Priest Lake Community Plan Update process, reflect a balance between the existing development rights, community vision, and sound planning principles.

- Appropriate Land Uses
 - Residential
- Design Principle: Building Form (Mass, Orientation, Placement)
 - Development of this site should be consistent with the character of development on Bell Road which is primarily residential. Single-family residential is the existing primary building type, therefore structures that appear as single-family may be appropriate.
 - Buildings should front onto Bell Road and have moderate setbacks.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike lane is planned along Bell Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on the sidewalk network and pedestrian connections.



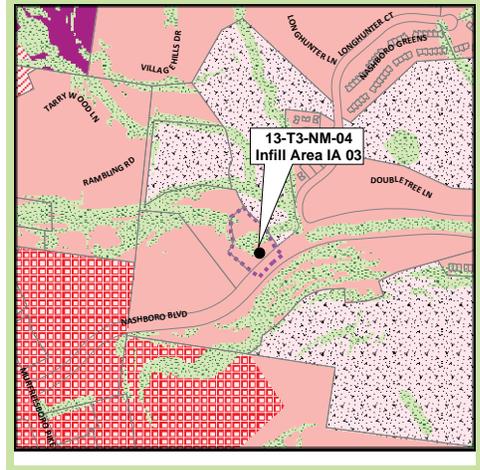
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Infill Area 03 (refer to the accompanying graphic)

This infill area is referenced as “Site 27 - Day Care Center” in the Nashboro Village Planned Unit Development (PUD). This infill area is identified to reflect existing development rights on the property and is not intended to suggest intensity beyond what is approved. It is located at the corner of Nashboro Village Boulevard and Long Hunter Lane. The Metropolitan Planning Commission found that the PUD is inactive for this site, but found that the PUD should continue to be implemented as adopted. Development rights include a day care center. Zoning on the property is RM6 – residential, multi-family at six units per acre. The following special policies, developed during discussions with stakeholders during the Antioch – Priest Lake Community Plan Update process, reflect a balance between the existing development rights, community vision, and sound planning principles.

- Appropriate Land Uses
 - Appropriate land uses include Day Care Center. The day care center should develop in a manner that is consistent with all applicable state regulations, particularly as state regulations relate to buffers and fencing along Nashboro Boulevard, to ensure the safety of children along the busy corridor.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike lane exists along Nashboro Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.



Design Principles for the remainder of the 13-T3-NM-04 policy area:

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a bike route planned along Franklin Limestone Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.
- Historically Significant Sites or Features
 - Parcel 13500024700 named Gran Dale, is a historically significant featured, that is considered Worthy of Conservation. Because of the historic designations of the properties listed below, owners of these private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the Community Character Manual for additional guidance:

13-T3-NM-05

Antioch-Priest Lake’s T3 Suburban Neighborhood Maintenance Area 5 is referenced as 13-T3-NM-05 on the accompanying map. It applies to a group of neighborhoods and subdivisions on the east side of Murfreesboro Pike mainly between Mt. View Road to the south and Bell Road to the north. Subdivisions and neighborhoods in this area include Edge O’Lake, Forest View Park, The Country, Towne Village of the Country, and Long Hunter Chase. The following Special Policies apply in Area 13-T3-NM-05. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - Housing types vary widely in Area 13-T3-NM-05. This pattern is planned to be continued as the area develops over time with the intent of maintaining the compatible housing choices that exist here. However, sensitivity to the surrounding context of each development approval should also be considered.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a greenway planned along an unnamed stream just east of the intersection of Murfreesboro Pike and Hamilton Church Road. See the recommendations in Chapter IV, Open Space Plan, for additional guidance and information on

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greenways.

- Bike lanes are planned along Murfreesboro Pike, Bell Road, Smith Springs Road, Anderson Road, Mt. View Road west of Murfreesboro Pike, and Hobson Pike. A bike route is planned along Ravine Drive, Sailboat Drive, Edge O'Lake Drive, and Rural Hill Road. The bike routes are part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Sidewalks are planned along Anderson Lane between Bell Road and Smith Springs Road. See the recommendations in of Chapter III, Transportation Plan, for additional guidance on sidewalks.

13-T3-NM-06

Antioch-Priest Lake's T3 Suburban Neighborhood Maintenance Area 6 is referenced as 13-T3-NM-06 on the accompanying map. It applies to a group of neighborhoods and subdivisions on the west side of Murfreesboro Pike between Mt View Road to the north and Old Hickory Boulevard to the south. Subdivisions and neighborhoods in this area include Belle Forge Village, Baby Ruth Lane, Summerfield, and Provincetown. The following Special Policies apply in Area 13-T3-NM-06. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)

- The future Southeast Parkway is planned to cross the southern portion of this area. Development along the future Parkway will have limited access to the Parkway. This will affect options for building placement along the future Parkway. The preferred building placement is for new development to face onto frontage roads or bands of open space that parallel the future Parkway. Other options for building placement along the future Parkway will be considered on their merits with special consideration given to the sensitive treatment and incorporation of environmental and open space features into the development design.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- Greenways are planned along a system of un-named streams though this area. There is also a planned greenway along the proposed Southeast Parkway. See the recommendations in Chapter IV, Open Space Plan, for additional guidance and information on greenways and Chapter III Transportation Plan for additional guidance on the proposed Southeast Parkway.
- There is a planned multi-use path on Mt. View Road from Crossings Boulevard to Baby Ruth Lane. There is a planned bike route along Mt. View Road from Baby Ruth Lane to Murfreesboro Road. There are planned bike lanes along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.

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T3 SUBURBAN NEIGHBORHOOD EVOLVING POLICY

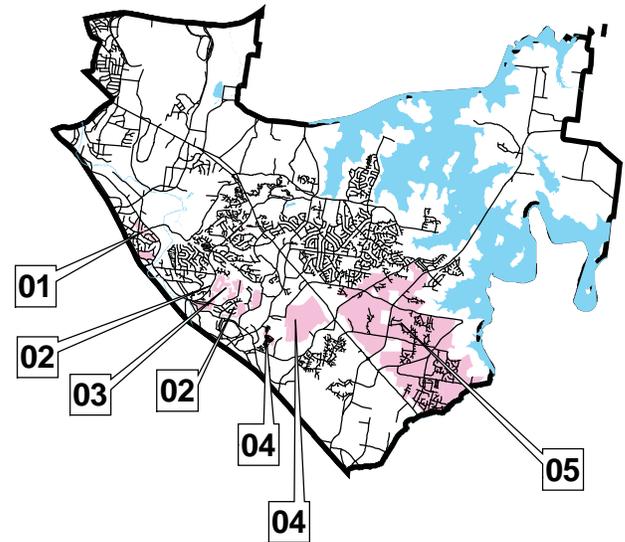
Suburban Neighborhood Evolving

General Character of T3 Suburban Neighborhood Evolving Policy Areas in the Antioch-Priest Lake Community

T3 Suburban Neighborhood Evolving policy has been applied to emerging suburban neighborhoods and subdivisions throughout the Antioch-Priest Lake Community. The T3 Suburban Neighborhood Evolving policy is applied because these areas are envisioned to support new suburban-style residential development in the future. New development and redevelopment in this area are encouraged to emulate the classic suburban model in terms of generally curvilinear streets and the prominence of nature, but with more housing options, more intensity, and a higher level of connectivity and greater transportation choice.

The Antioch - Priest Lake Community expressed the need to remain competitive in the residential housing market. To remain competitive, traditional neighborhood design that creates walkable communities with housing options and open space and retail amenities should be considered in these Evolving areas. Therefore, neighborhood centers with suburban character can be considered when part of a traditional neighborhood development proposal that displays exceptional design. In that case, T3 Suburban Neighborhood Center Policy would be the appropriate policy to guide the location and design of neighborhood centers in these T3 Suburban Evolving policy areas.

Nature should also be prominent in T3 Suburban neighborhoods, and there are environmental features (floodplains and floodways, steep slopes, problem soils and sinkholes, streams and their buffers, rare plant and animal communities, headwaters, wildlife habitat, and tree cover) abutting or interspersed among these T3 Suburban Neighborhood Evolving areas that should be preserved, and, if previously disturbed, remediated or reclaimed. Should any development or re-development occur near Conservation policy areas, it should be arranged to minimize the disturbance of the environmental features. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. In addition, the May 2010 flood brought additional attention to Antioch-Priest Lake's many waterways, including Mill Creek and its streams and tributaries. These waterways serve as recreational amenities, quality natural areas and habitats for the area's wildlife. Therefore, waterways and areas near them should also be preserved and protected through innovative stormwater management and green infrastructure techniques. For more guidance on environmentally sensitive features refer to the Conservation policy earlier in this document. For more information on stormwater techniques refer to the General Principles in the CCM.



01, 02, etc = last two characters in text references that identify each area in this policy category.



How to Use This Guidance

The intent for T3 Suburban Neighborhood Evolving policy is to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

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- The T3 Suburban Neighborhood Evolving policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The proposed character of the particular T3 Suburban Neighborhood Evolving area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Neighborhood Evolving policy and the General Principles in the CCM are controlling.

T3 Suburban Neighborhood Evolving Community Character Policy Areas

The Antioch-Priest Lake Community Plan has five areas where the T3 Suburban Neighborhood Evolving policy is applied. These areas are titled "T3 Suburban Neighborhood Evolving Policy Areas" in the plan. These areas were identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Neighborhood Evolving policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Neighborhood Evolving Policy
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-NE-01

Antioch – Priest Lake’s T3 Suburban Neighborhood Evolving Area 01 is referenced as 13-T3-NE-01 on the accompanying map. It consists of a multifamily area along Bakertown Road and single-and two-family housing along Ezell Road, Spann Drive, Cherokee Court, Cherokee Hills Drive, and Gasser Drive in the Bakertown neighborhood. The Bakertown SP was adopted for this area to implement the community character policies. No Special Policies apply in Area 13-T3-NE-01. Where the special policy is silent, the guidance of the T3 Suburban Neighborhood Evolving Policy applies.

13-T3-NE-02

Antioch – Priest Lake’s T3 Suburban Neighborhood Evolving Area 02 is referenced as 13-T3-NE-02 on the accompanying map. It consists of undeveloped land within the Rural Hill-Moss Road neighborhood. Note that there are two Neighborhood Evolving Areas within the Rural Hill-Moss Road neighborhood. Area 13-T3-NE-02 is distinctive because it was envisioned to be smaller lots with some rear access. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the 2003 Update of the Antioch-Priest Lake Community Plan. The Rural Hill-Moss Road Detailed Design Plan is now included as part of the 2012 update of the Antioch – Priest Lake Community Plan. Please refer to the Rural Hill – Moss Road Detailed Design Plan located in Appendix E for special policy guidance. Where the special policy is silent, the guidance of T3 Suburban Neighborhood Evolving Policy applies.

13-T3-NE-03

Antioch – Priest Lake’s T3 Suburban Neighborhood Evolving Area 03 is referenced as 13-T3-NE-03 on the accompanying map. It consists of undeveloped land within the Rural Hill-Moss Road neighborhood. Note that there are two Neighborhood Evolving Areas within the Rural Hill-Moss Road neighborhood. Area 13-T3-NE-03 is distinctive because it was envisioned to be larger rural lots. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the 2003 Update of the Antioch-Priest Lake Community Plan. The Rural Hill-Moss Road Detailed Design Plan is now included as part of the 2012 update of the Antioch – Priest Lake Community Plan. Please refer to the Rural Hill – Moss Road Detailed Design Plan located in Appendix E for special policy guidance. Where the special policy is silent, the guidance of T3 Suburban Neighborhood Evolving Policy applies.

13-T3-NE-04

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Antioch-Priest Lake's T3 Suburban Neighborhood Evolving Area 4 is referenced as 13-T3-NE-04 on the accompanying map. It applies to a large, mostly undeveloped area on the west side of Murfreesboro Pike between Hamilton Church Road and Mt. View Road. Area 13-T3-NE-04 also contains the Ridgeview Urban Design Overlay (UDO), which was adopted in 2003 and was under development at the time of this plan update. The following Special Policies apply in Area 13-T3-NE-04. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Evolving policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A greenway is planned along the unnamed stream that bisects the area. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- Design Principle: Connectivity (Vehicular)
 - Street connections are proposed in this policy area. See the recommendations in Chapter III, Transportation Plan, for additional guidance on planned street connections.

13-T3-NE-05

Antioch-Priest Lake's T3 Suburban Neighborhood Evolving Area 5 is referenced as 13-T3-NE-05 on the accompanying map. It applies to a large area on the east side of Murfreesboro Pike between Mt. View Road to the north and the Nashville/Davidson County line to the south. Area 13-T3-NE-05 includes several neighborhoods and subdivisions that are in various stages of approval or development. These include Windhaven Shores, Four Corners, Lakewalk, Lakewood Village, Hamilton Chase, South Shore, Maxwell, and Hickory Woods Estates. The following Special Policies apply in Area 13-T3-NE-05. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Evolving policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - An extensive greenway network is planned for this area. Most of the greenways are planned to follow the area's numerous streams. One is also planned along a TVA easement that bisects the area near Hobson Pike and one is planned along another TVA easement that parallels Murfreesboro Pike. One of the stream-based greenways would follow a portion of Old Hickory Boulevard for part of its distance. See the recommendations in Chapter IV, Open Space Plan, for additional guidance and information on greenways.
 - There are bike lanes planned along Murfreesboro Pike, Mt. View Road, and Hobson Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Historically Significant Sites or Features
 - Parcels 15000013500, 16400005900, 16500006300, 16500002700, 16500006100, and 17500007600 are historically significant features. The Double Pen house, the Single Pen House, the Cone House, two Stone Cottages, and the Center Hall house respectively are all considered Worthy of Conservation. Because of the historic designations of the properties listed below, owners of these private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and "Historically Significant Areas and Sites" in the General Principles of the Community Character Manual for additional guidance:

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T3 SUBURBAN NEIGHBORHOOD CENTER POLICY

Suburban Neighborhood Center

General Character of T3 Suburban Neighborhood Centers in the Antioch - Priest Lake Community

T3 Suburban Neighborhood Center policy has been applied to suburban commercial areas at various intersections within suburban neighborhoods. They include Haywood Lane and Antioch Pike/Richards Road, Una Antioch Pike and Blue Hole Road, Cedar Ash Xing and Monroe Xing (Provincetown Neighborhood), Lavergne – Couchville Pike and Hamilton Church Road, Smith Springs Parkway and Hobson Pike, Smith Springs Road and Anderson Road, Smith Springs Road and Bell Road, and Smith Springs Road and Old Murfreesboro Pike. The T3 Suburban Neighborhood Center policy encourages neighborhood-scaled, pedestrian friendly centers with a mix of commercial, office, mixed use, civic and public benefit land uses. Any residential is present only in mixed use buildings. These centers are generally located at intersections of prominent suburban streets and they serve suburban neighborhoods within a five minute drive.

How to Use This Guidance

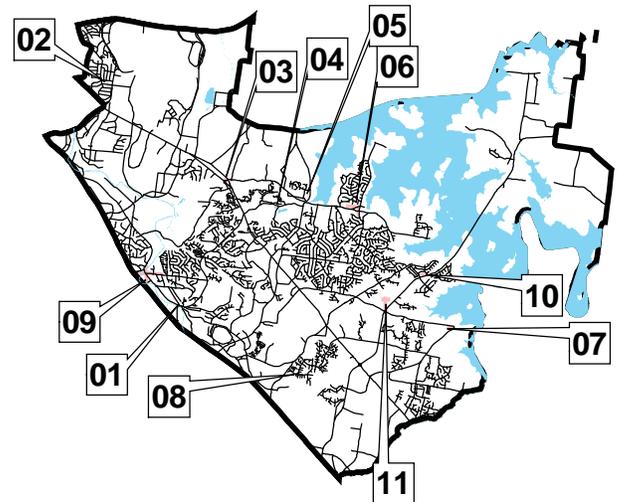
The intent for T3 Suburban Neighborhood Center policy is to enhance or create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use and associated public realm. Where not present, enhancements should be made to infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. Users of the Antioch - Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Neighborhood Center policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular T3 Suburban Neighborhood Center;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch - Priest Lake Community Plan including any Special Policies for the particular T3 Suburban Neighborhood Center.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Neighborhood Center policy and the General Principles in the CCM are controlling.

T3 Suburban Neighborhood Center Community Character Policy Areas

The Antioch – Priest Lake Community Plan has eleven areas where the T3 Suburban Neighborhood Center policy is applied. They are titled “T3 Suburban Neighborhood Center Policy Area” in the plan. These centers were identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.



01, 02, etc = last two characters in text references that identify each area in this policy category.



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Special Policies

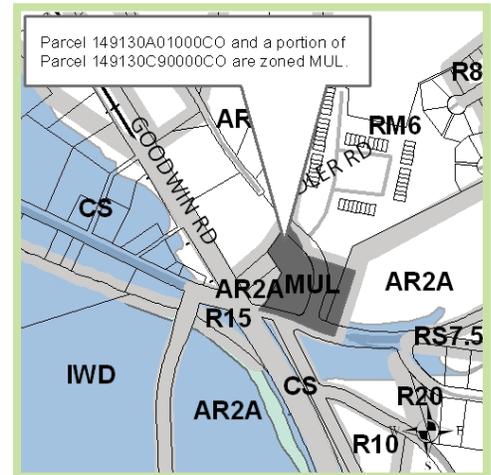
The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Neighborhood Center policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Neighborhood Center Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-NC-01

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 1 is referenced as 13-T3-NC-01 on the accompanying map. It applies to the portion of Una Antioch Pike, Hickory Hollow Parkway, and Blue Hole Road that is considered the historic Antioch neighborhood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - There are environmental features (floodplains, steep slopes, problems soils) within parts of this T3 Suburban Neighborhood Center. Should any re-development occur, it should be arranged to minimize the disturbance of the flood-prone areas. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. Refer to the associated Conservation Policy Area 13-CO-01.
- Design Principle: Connectivity (Pedestrian / Bicycle)
 - There is a planned greenway along a small stream that is a Mill Creek tributary this is planned to connect the existing Mill Creek Greenway on the west side of Blue Hole Road to areas within the Rural Hill Road Neighborhood. This planned greenway should be taken into account with development proposals. See the recommendations in Chapter IV Open Space Plan, for additional guidance on greenways.
 - A multi-use path is planned along Una Antioch Pike from Blue Hole Road to Murfreesboro Pike. Bike lanes are planned along Antioch Pike from Blue Hole Road to Harding Place and Blue Hole Road from Antioch Pike to Old Hickory Boulevard. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcels 149130A01000CO and a portion of 149130C90000CO are zoned MUL and are inconsistent with the T3 Suburban Neighborhood Center policy. These parcels were envisioned to develop as a neighborhood center component of a larger residential Planned Unit Development. While this zoning district does allow mixed use development, the MUL zoning district has a higher floor area ratio (FAR) and may be more intense than the T3 Suburban Neighborhood Center Policy envisions. These parcels are also impacted by the four point intersection between Una Antioch Pike and Blue Hole Road and the Mill Creek floodplain. Therefore a less intense zoning district would be appropriate. The zoning district MUN-A allows for mixed-use development, but it is less intense than MUL at this impacted intersection.



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13-T3-NC-02

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 2 is referenced as 13-T3-NC-02 on the accompanying map. It applies to the Vultee Boulevard and Briley Parkway intersection. No Special Policies apply in Area 13-T3-NC-02. Therefore, the guidance of the T3 Suburban Neighborhood Center policy applies.

13-T3-NC-03

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 3 is referenced as 13-T3-NC-03 on the accompanying map. It applies to the Smith Springs Road and Old Murfreesboro Pike intersection. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Access
 - Parcels 13500008400, 13500008200, and 13500008100 have frontage on Murfreesboro Pike, Smith Springs Road, and Old Murfreesboro Pike, with Old Murfreesboro Pike providing secondary access road for these parcels. This area of Murfreesboro Pike has significant congestion during peak travel times. Therefore, if these parcels develop in the future, primary access should be from Old Murfreesboro Pike and not Murfreesboro Pike or Smith Springs Road to encourage better access management.
- Design Principle: Building Form (Mass, Orientation, Placement)
 - Buildings are encouraged to orient toward Old Murfreesboro Pike or frame the Old Murfreesboro Pike/Smith Springs Road corner. In all cases, parking should be behind or beside the building with driveway access on Old Murfreesboro Pike.
- Design Principle: Connectivity (Pedestrian / Bicycle)
 - A bike lane is planned along Smith Springs Road and Murfreesboro Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Landscaping
 - Because of the building orientation recommendation above, parking may be oriented toward Murfreesboro Pike. Therefore dense landscaping should be used to shield parking areas from view of Murfreesboro Pike.
- Non-Conforming and Inconsistent Land Uses
 - There are properties in this neighborhood center that are zoned CS (Commercial Services). CS zoning is inconsistent with the T3 Suburban Neighborhood Center policy. Over time, the properties should be rezoned to a zoning district that is consistent with the policy.
- Historically Significant Sites or Features
 - Parcels 13500008200 and 13500023600 are historically significant features. The first parcel is unnamed and considered Worthy of Conservation. The second parcel is the Ellis Service Station and Garage and is a National Historic Register property. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and "Historically Significant Areas and Site" in the General Principles of the Community Character Manual for additional guidance.

13-T3-NC-04

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 4 is referenced as 13-T3-NC-04 on the accompanying map. It applies to property at the corner of Nashboro Boulevard and Flintlock Court intersection. This parcel is referred to as "Site 15" in the Nashboro Village Planned Unit Development (PUD).

The existing zoning as applied to this property provides specific zoning entitlements. Any development of this property requires a review and approval of a final development plan to ensure consistency with the existing entitlements and conditions prior to obtaining building permits. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning,

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an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

Below are the special policies that apply to this policy area. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Appropriate Land Uses
 - Limit land uses to neighborhood retail.
- Design Principle: Building Form (Mass, Orientation, Placement)
 - Buildings should not exceed 1 story in height.
 - To encourage a pedestrian friendly streetscape, buildings should frame Nashboro Village or Flintlock Court. Where buildings cannot frame the street, other features such as courtyards, patio spaces, and out-door dining areas should frame the street.
- Design Principle: Connectivity (Pedestrian and Bicycle)
 - Sidewalks and crosswalks should be provided at the intersection of Flintlock Court and Nashboro Village Boulevard to help pedestrians travel safely to and from the center. Additional pedestrian connections may be warranted to facilitate convenient access to and from the commercial center.
 - There is an existing bike lane on Nashboro Boulevard that should remain. There is also a planned bike route along Flintlock Court. This bike route is part of a neighborhood bike loop that was planned to accommodate varying comfort levels of bicyclists. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Landscaping
 - A landscape buffer should be provided along the adjacent townhome development.
- Design Principle: Lighting
 - Lighting should be pedestrian scaled and projected downward.
- Design Principle: Parking
 - With exceptional design, one row of parking may be located in front of the building. To create a traditional neighborhood center character, this parking is encouraged to be designed as parallel parking. The remainder of parking should be located behind or beside the building. Where appropriate, ample landscaping should be provided to buffer the view of parking from the street.

13-T3-NC-05

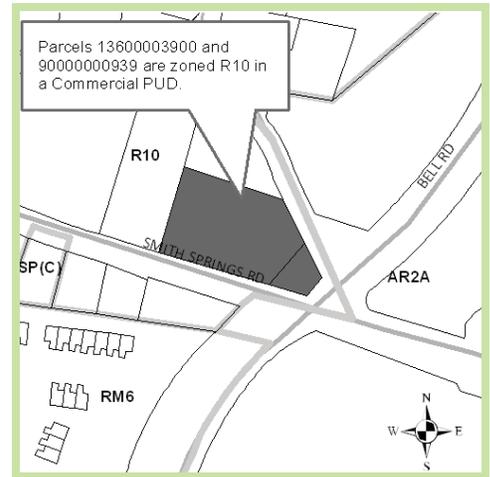
Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 5 is referenced as 13-T3-NC-05 on the accompanying map. It applies to the Smith Springs and Bell Road intersection. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Access
 - Some properties in this neighborhood center have double frontage, but only take access from Old Smith Springs Road. If commercial, office, or mixed use land uses develop in this area, access management and the consolidation of access points should be a consideration.
- Design Principle: Connectivity (Pedestrian and Bicycle)
 - A bike lane is planned along Smith Springs Road. There is an existing bike lane on Bell Road. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

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- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcels 13600003900 and 90000000939 are a commercial planned unit development (PUD) with base zoning of R10. In the future, this development plan may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Neighborhood Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.
 - The majority of parcels in this neighborhood center are zoned R10 and are inconsistent with the T3 Suburban Neighborhood Center policy. Over time, the parcels should be rezoned to a zoning district that is consistent with the policy.

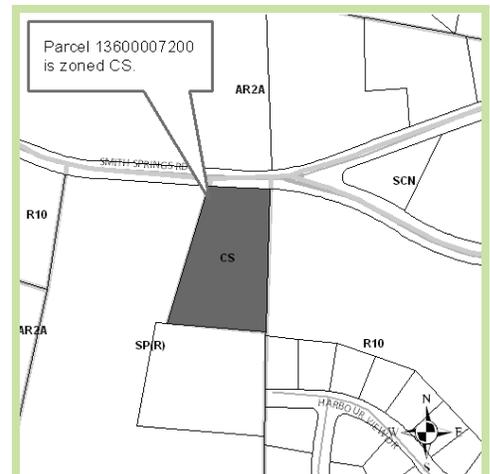


13-T3-NC-06

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 6 is referenced as 13-T3-NC-06 on the accompanying map. It applies to the intersection of Smith Springs Road and Anderson Road intersection. In this policy area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Connectivity (Pedestrian and Bicycle)
 - Sidewalks are planned along Anderson Road, south of Smith Springs Road. See the recommendations in Chapter III Transportation Plan for additional guidance on sidewalks.
 - There is planned bike lane along Smith Springs Road. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcel 13600007200 is zoned CS and is inconsistent with the T3 Suburban Neighborhood Center policy. Over time, this parcel should be rezoned to a zoning district that is consistent with the policy.
 - There are parcels in this neighborhood center that are zoned AR2a and SCN and are also a commercial planned unit development (PUD). In the future, this development plan may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Neighborhood Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.



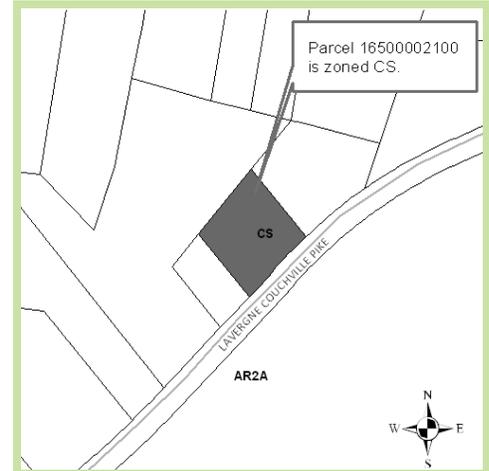
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13-T3-NC-07

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 7 is referenced as 13-T3-NC-07 on the accompanying map. It applies to the location where Hamilton Church Road turns into Lavergne Couchville Pike. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcel 16500002100 is zoned CS and is inconsistent with the T3 Suburban Neighborhood Center policy. Over time, this parcel should be rezoned to a zoning district that is consistent with the policy.
 - There are parcels in this neighborhood center that are zoned AR2a and are also a commercial planned unit development (PUD). The PUD was approved for a night club, motel, and pool in 1973. In the future, this development plan may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Neighborhood Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.



13-T3-NC-08

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 8 is referenced as 13-T3-NC-08 on the accompanying map. It applies to the Provincetown Neighborhood Center located at Cedar Ash Xing and Monroe Xing.

The neighborhood center at Cedar Ash Xing and Monroe Xing is an existing commercial PUD. The existing zoning as applied to this property provides specific zoning entitlements. Any development of this property requires a review and approval of a final development plan prior to obtaining building permits, to ensure consistency with the existing entitlements and conditions. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning, an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

The policy area does not contain any other unique features that warrant Special Policies; therefore the guidance of the T3 Suburban Neighborhood Center policy applies.

13-T3-NC-09

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 9 is referenced as 13-T3-NC-09 on the accompanying map. It applies to the Antioch Pike and Haywood Lane area. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Connectivity (Pedestrian and Bicycle)
 - There is a planned greenway along Mill Creek. See the recommendation in Chapter IV Open Space Plan, for additional guidance.
 - There is planned bike lane along Antioch Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Building Form (Mass, Orientation, Placement)
 - There are environmental features (flood prone areas, steep slopes, problems soils) within parts of this T3 Suburban Neighborhood Center. Should any re-development occur, it should be arranged to minimize the disturbance of the

flood-prone areas. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns. Refer to the associated Conservation Policy Area 13-CO-01.

- Non-Conforming and Inconsistent Land Uses

- The majority of parcels in this neighborhood center are zoned CS and is inconsistent with the T3 Suburban Neighborhood Center policy. Over time, these parcels should be rezoned to a zoning district that is consistent with the policy.
- There are parcels zoned AR2a, CL, and CS, but are also commercial planned unit developments (PUD). CL is an appropriate zoning district in the T3 Suburban Neighborhood Center policy. In any case, however, if significant changes to the plans are sought in the future, these development plans may require additional review. In that case, the T3 Suburban Neighborhood Center and these special policies may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.

13-T3-NC-10

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 10 is referenced as 13-T3-NC-10 on the accompanying map. It applies to the intersection of Hobson Pike and Smith Springs Parkway.

The existing zoning as applied to this property provides specific zoning entitlements. The existing development rights include multi-family development of up to 144 units. Any development of this property requires a review and approval of a final development plan prior to obtaining building permits, to ensure consistency with the existing entitlements and conditions. Development plans may be approved directly or as a revised plan if the proposed development plan is consistent with the approved general development concept and relevant conditions of the existing zoning. In cases where the development plan is not consistent with the approved general development concept and conditions of the existing zoning, an amendment requiring approval by the Metro Council is required. In cases requiring an amendment to the existing zoning conditions, the specific and special land use policies in the Antioch – Priest Lake Community Plan will provide guidance in the review of that amendment.

In this policy area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Appropriate Land Uses

- Limit land uses to neighborhood retail.

- Design Principle: Access

- Access should come from Smith Springs Parkway and Derbyshire Drive, not Hobson Pike. Access points should align with Cambridge Drive and the un-named cul-de-sac on Derbyshire Drive.

- Design Principle: Building Form (Mass, Orientation, Placement)

- To encourage a pedestrian friendly streetscape, buildings should frame Hobson Pike. Where buildings cannot frame the street, other features such as courtyards, patio spaces, and out-door dining areas should frame the street.

- Design Principle: Connectivity (Pedestrian and Bicycle)

- Sidewalks and crosswalks should be provided along Smith Springs Parkway to help pedestrians travel safely to and from the center. Additional pedestrian connections may be warranted to facilitate convenient access to and from the commercial center.

- There is planned bike lane along Hobson Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

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- Design Principle: Parking

- With exceptional design, one row of teaser parking may be located in front of the building. To create a traditional neighborhood center character, the teaser parking is encouraged to be designed as parallel parking. The remainder of parking should be located behind or beside the building. Where appropriate, ample landscaping should be provided to buffer the view of parking from the street.

13-T3-NC-11

Antioch - Priest Lake's T3 Suburban Neighborhood Center Area 11 is referenced as 13-T3-NC-11 on the accompanying map. It applies to the Hamilton Church Road and Hobson Pike intersection. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Center policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- There is a planned bike lane along Hobson Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

- Non-Conforming and Inconsistent Land Uses

- There are properties in this neighborhood center that are zoned CS. This zoning district is inconsistent with the T3 Suburban Neighborhood Center policy. Overtime they should be rezoned to a zoning district that is consistent with policy.

- Historically Significant Sites or Features

- Parcel 15000013500 is a historically significant feature. It is a Double Pen House and Worthy of Conservation. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and "Historically Significant Areas and Site" in the General Principles of the Community Character Manual for additional guidance.

T3 SUBURBAN COMMUNITY CENTER POLICY

General Character of T3 Suburban Community Centers in the Antioch - Priest Lake Community

T3 Suburban Community Center policy has been applied to primary intersections along Murfreesboro Pike and to commercial areas at the Bell Road and Interstate 24 and surrounding the Hickory Hollow Mall. Currently, these suburban community centers are primarily commercial with no residential. Where residential does exist, it is oriented toward the Bell Road or Murfreesboro Pike corridor. The T3 Suburban Community Center policy envisions these areas to be pedestrian friendly, with multiple-story, mixed use buildings. In suburban areas, this may be a daunting task considering that market and land costs do not always encourage multi-story mixed use development. The proliferation of vacant 'big-box' structures that were a result of the recession also makes it more difficult to create a mixed-use environment. Therefore, in order for these areas to fully realize the character and form described in T3 Suburban Community Center policy, redevelopment of sites should include the ability to retrofit in the future with the re-use of vacant 'big-box' structures, reconfigured parking areas for the creation of additional buildings and street networks in the future, out-parceling to create street walls, and access for future connectivity to surrounding residential.

How to Use This Guidance

The intent for T3 Suburban Community Center policy is to enhance suburban community centers encouraging their redevelopment as intense, mixed use areas that are compatible with the general character of the suburban neighborhood as characterized by the service area, development pattern, building form, land use and associated public realm. Where not present, enhancements should be made to infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. Users of the Antioch - Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

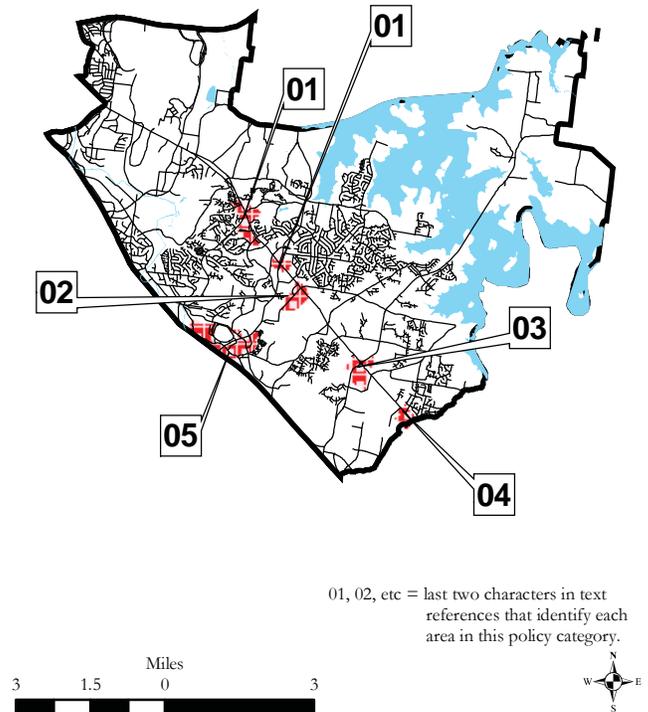
- The T3 Suburban Community Center Policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular T3 Suburban Community Center;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch - Priest Lake Community Plan including any Special Policies for the particular T3 Suburban Community Center.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Community Center policy and the General Principles in the CCM are controlling.

T3 Suburban Community Center Community Character Policy Areas

The Antioch - Priest Lake Community Plan has five areas where the T3 Suburban Community Center policy is applied. These

Suburban Community Center



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are titled “T3 Suburban Community Center Policy Area” in the plan. These centers were identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Community Center policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Community Center Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-CC-01

Antioch - Priest Lake's T3 Suburban Community Center Area 1 is referenced as 13-T3-CC-01 on the accompanying map. It applies to Murfreesboro Pike, from Ransom Place to Edge O' Lake Drive as well as the intersection of Murfreesboro Pike and Bell Road. The Murfreesboro Pike Bus Rapid Transit (BRT) Lite will service Murfreesboro Pike from Downtown Nashville to Bell Road and the Hickory Hollow Mall area. These areas are significant nodes along this route. Therefore, any development that occurs in this area should consider Transit Oriented Development (TOD). The following special policies provide guidance to help achieve TOD development pattern. Where the Special Policy is silent, the guidance of the T3 Suburban Community Center policy applies.

- Appropriate Land Uses
 - Provide mixed-uses, residential, office, civic and public benefit land uses that would generate daily transit users. Mixed-use, civic and public benefit land uses, and other daily convenience land uses should be located directly adjacent to future transit stations to serve transit riders. Office land uses should serve as a buffer between more intense mixed-use development and less intense residential development located behind Murfreesboro Pike and Bell Road. Residential development should be located on the outer edge of the TOD development in the form of townhomes, staked flats, or live work. Single family development in the form of cottage-courts may be considered in appropriate locations near the transit station.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - Sidewalks are planned along Murfreesboro Pike. See the recommendations in Chapter III Transportation Plan for additional guidance on sidewalks.
 - At the Nashboro Village/Murfreesboro Pike/Una Antioch Pike intersection there are planned and existing bike facilities. There is a planned multi-use path along Una Antioch Pike and a planned bike lane along Murfreesboro Pike, and there is an existing bike lane along Nashboro Village that should remain. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
 - Bike storage and/or parking are encouraged.
- Design Principle: Density / Intensity
 - Residential net density near transit stations should be a minimum range of 7 – 15 du/acre to support transit. Development intensity in may result in buildings 1 – 3 stories with moderate building footprint square footage.
- Design Principle: Parking
 - To promote the use of transit, excessive parking areas are not encouraged. In TOD areas, maximum parking levels are encouraged for development adjacent to transit stations.

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- Non-Conforming and Inconsistent Land Uses

- The majority of parcels in this community center are zoned CS. Two parcels are zoned R10. These zoning districts are inconsistent with the T3 Suburban Community Center Policy. Over time, these parcels should be rezoned to a zoning district that is consistent with the policy.
- Parcel 14900023600 is zoned CS on the front portion and OR20 on the back portion. Over time, this parcel should be rezoned to OR20 with a site based zoning district to ensure design objectives.
- Commercial planned unit developments (PUDs) are applied to the majority of these T3 Suburban Community Center areas. The base zoning districts within these PUDs include CS, AR2a, R15, and R10 zoning. In the future, the development plans for each of these PUDs may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.

- Historically Significant Sites or Features

- Parcel 14908002000 is a historically significant feature. It is the Travelers Court Motel and is considered Worthy of Conservation. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Site” in the General Principles of the Community Character Manual for additional guidance.

13-T3-CC-02

Antioch - Priest Lake’s T3 Suburban Community Center Area 2 is referenced as 13-T3-CC-02 on the accompanying map. It applies to the intersection of Murfreesboro Pike and Hamilton Church Road. This intersection marks the northern boundary of a potential Murfreesboro Pike Urban Design Overlay (UDO) (See Implementation Chapter V). Where the Special Policy is silent, the guidance of the T3 Suburban Community Center policy applies.

- Appropriate Land Uses

- To encourage a mixture of uses that support future transit along Murfreesboro Pike, vertical mixed use, commercial, office, civic and public benefit, and residential in the form of multi-family are appropriate within 1/8 mile of the corridor. Within 1/4 mile of the corridor single-family, two-family, and multi-family are appropriate. At prominent intersections, additional property depth for non-residential uses may be warranted to create a “node” of mixed use development. In such cases, special attention should be paid to creating transitions to surrounding policy areas and residential uses.

- Design Principle: Access

- For development fronting along the Murfreesboro Pike corridor, shared access points or driveways on Murfreesboro Pike should be provided and should connect to properties and development not fronting the corridor.

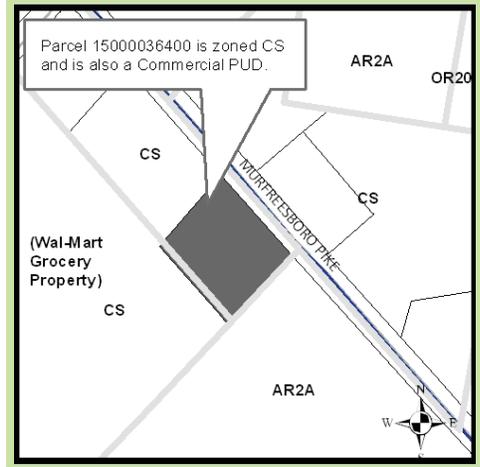
- Design Principle: Connectivity (Pedestrian/Bicycle)

- There is a planned bike lane along Murfreesboro Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.

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- Design Principle: Connectivity (Vehicular)
 - With exceptional design, a frontage road that connects development fronting the corridor is appropriate.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - A commercial planned unit development (PUD) is applied to Parcel 15000036400. The base zoning district in this PUD is CS and is inconsistent with policy. In the future, the development plan may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.
 - There are multiple properties in this community center that are zoned CS and AR2a. These zoning districts are inconsistent with the T3 Suburban Community Center policy. Overtime they should be rezoned to a zoning district that is consistent with policy.



13-T3-CC-03

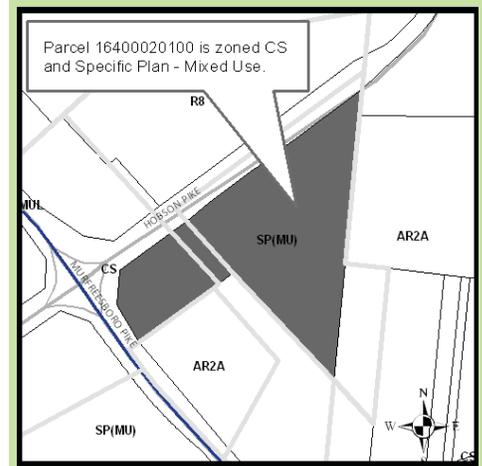
Antioch - Priest Lake's T3 Suburban Community Center Area 3 is referenced as 13-T3-CC-03 on the accompanying map. It applies to the intersection of Murfreesboro Pike and Hobson Pike. This intersection is in the potential Murfreesboro Pike Urban Design Overlay (UDO) (See Implementation Chapter V). Where the Special Policy is silent, the guidance of the T3 Suburban Community Center policy applies.

- Appropriate Land Uses
 - To encourage a mixture of uses that support future transit along Murfreesboro Pike, vertical mixed use, commercial, office, civic and public benefit, and residential in the form of multi-family are appropriate within 1/8 mile of the corridor. Within 1/4 mile of the corridor single-family, two-family, and multi-family are appropriate. At prominent intersections, additional property depth for non-residential uses may be warranted to create a "node" of mixed use development. In such cases, special attention should be paid to creating transitions to surrounding policy areas and residential uses.
- Design Principle: Access
 - For development fronting along the Murfreesboro Pike corridor, shared access points or driveways on Murfreesboro Pike should be provided and should connect to properties and development not fronting the corridor.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - Sidewalks are planned along Hobson Pike. See the recommendations in Chapter III Transportation Plan for additional guidance on sidewalks.
 - There is a planned bike lane along both Murfreesboro Pike and Hobson Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Connectivity (Vehicular)
 - With exceptional design, a frontage road that connects development fronting the corridor is appropriate.

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- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcel 16400020100 is zoned CS on the front half of the property and Specific – Plan Mixed Use (SP-MU) on the back half of the property. Over time, the front half of the property should be rezoned to a zoning district that is consistent with the policy.
 - There are properties in this community center that are zoned CS. These zoning districts are inconsistent with the T3 Suburban Community Center policy. Overtime they should be rezoned to a zoning district that is consistent with policy.



13-T3-CC-04

Antioch - Priest Lake's T3 Suburban Community Center Area 4 is referenced as 13-T3-CC-04 on the accompanying map. It applies to the Murfreesboro Pike from Hurricane Creek Boulevard to the Nashville-Davidson County Line. This area marks the southern boundary of a potential Murfreesboro Pike Urban Design Overlay (UDO) (See Implementation Chapter V). Where the Special Policy is silent, the guidance of the T3 Suburban Community Center policy applies.

- Appropriate Land Uses
 - To encourage a mixture of uses that support future transit along Murfreesboro Pike, vertical mixed use, commercial, office, and civic and public benefit are appropriate within 1/8 mile of the corridor. Between 1/8 mile and 1/4 mile south of the intersection, industrial land uses are also appropriate. To encourage a mixture of uses that support future transit along additional property depth for mixed-use, commercial, office, and civic and public benefit uses may be warranted. In such cases, special attention should be paid to creating transitions to surrounding policy areas and industrial uses.
- Design Principle: Access
 - For development fronting along the Murfreesboro Pike corridor, shared access points or driveways on Murfreesboro Pike should be provided and should connect to properties and development not fronting the corridor.
- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a planned bike lane along Murfreesboro Pike. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Design Principle: Connectivity (Vehicular)
 - With exceptional design, a frontage road that connects development fronting the corridor is appropriate.
- Non-Conforming and Inconsistent Land Uses
 - There are properties in this community center that are zoned CS and IR. These zoning districts are inconsistent with the T3 Suburban Community Center policy. Overtime they should be rezoned to a zoning district that is consistent with policy.

13-T3-CC-05

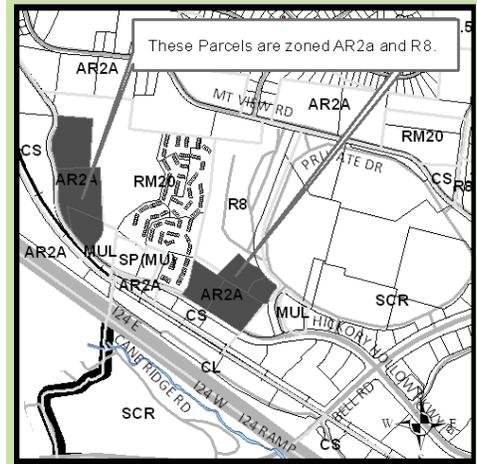
Antioch - Priest Lake's T3 Suburban Community Center Area 5 is referenced as 13-T3-CC-05 on the accompanying map. It applies to the commercial areas at Interstate 24 and Bell Road. It includes the Kroger's shopping center, as well as other commercial development that also serves as Hickory Hollow Mall area supportive retail. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Community Center policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)

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- Sidewalks should be provided. Sidewalk priorities in this area include Bell Road frontages from Mt. View Road to the CSX overpass, Mt. View Road from Bell Road to Curtis Hollow Road, and Hickory Hollow Parkway from Bell Road to the Hickory Hollow Mall entrance.
- There is a planned greenway along Mill Creek which should be taken into account with development proposals. See the recommendation in Chapter IV Open Space Plan, for additional guidance on greenways.
- There is a planned bike lane along Mt. View Road from Bell Road to Rural Hill Road, and a planned multi-use path along Mt. View Road from Rural Hill Road to Una Antioch Pike. There are planned bike lanes along Bell Road and Old Hickory Boulevard. See the recommendations in Chapter III Transportation Plan, for additional guidance on bikeways.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcels 16300006200, 16300006300, 16300006700, 16300018000, and 16300006600 are zoned AR2a. Parcels 16300038600 and 16300028200 are zoned R8. These zoning districts are inconsistent with the T3 Suburban Community Center policy. Overtime these parcels should be rezoned to a residential zoning district that is consistent with policy. Commercial zoning on these parcels is not recommended. These parcels should be preserved for residential land uses and density to support the envisioned retail and employment centers in the Hickory Hollow Mall area and in The Crossings.
 - There are properties in this community center that are zoned CS. These zoning districts are inconsistent with the T3 Suburban Community Center policy. Overtime they should be rezoned to a zoning district that is consistent with policy.
 - Commercial planned unit developments (PUDs) are applied to the majority of the 13-T3-CC-05 policy area. There are base zoning districts within these PUDs that are inconsistent with policy. The zoning districts include AR2a, R8, CS, and SCR. In the future, development plans may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.

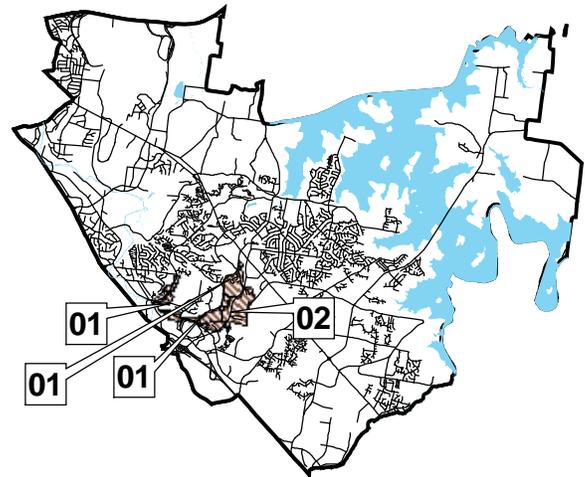


T3 SUBURBAN RESIDENTIAL CORRIDOR POLICY

Suburban Residential Corridor

General Character of T3 Suburban Residential Corridors in the Antioch - Priest Lake Community

In the Antioch - Priest Lake Community, T3 Suburban Residential Corridor policy has been applied to Una Antioch Pike, Mt View Road, and Rural Hill Road, as well as Bell Road near Hickory Hollow Mall. T3 Suburban Residential Corridors are prominent corridors due to their role in connecting communities and other prominent streets, their size and scale, and/or their accessibility by a variety of transportation modes. These corridors often serve as an appropriate location for higher density and intensity housing. On Bell Road, there is a concentration of multi-family development in the stacked-flat building form. While there are some design elements of this multi-family housing that should not be replicated, the he multi-family development along Bell Road has provided a critical mass of population that supports retail and transit along Bell Road, and it provides a housing type that contributes to the housing choice in the community. On Una Antioch Pike, Mt. View Road, and Rural Hill Road, residential development that considers the existing environmentally sensitive features is encouraged. In addition to providing opportunities for a diversity of housing, T3 Suburban Residential Corridors should also feature multiple modes of transportation, creating a “complete street” – a street designed and operated to enable safe, attractive and comfortable access and travel for vehicles, transit, pedestrians and cyclists.



How to Use This Guidance

The intent for T3 Suburban Residential Corridor policy is to preserve, enhance, or create suburban residential corridors that support predominantly residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use and the associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways and mass transit. Users of the Antioch - Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Residential Corridor policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular T3 Suburban Residential Corridor;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch - Priest Lake Community Plan including any Special Policies for the particular T3 Suburban Residential Corridor.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Residential Corridor policy and the General Principles in the CCM are controlling.

01, 02, etc = last two characters in text references that identify each area in this policy category.



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T3 Suburban Residential Corridor Community Character Policy Areas

The Antioch - Priest Lake Community Plan has one corridor where the T3 Suburban Residential Corridor policy is applied. This is titled "T3 Suburban Residential Corridor Policy Area" in the plan. This corridor was identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Residential Corridor policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Residential Corridor Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-RC-01

Antioch - Priest Lake's T3 Suburban Residential Corridor Area 1 is referenced as 13-T3-RC-01 on the accompanying map. It consists of property along Una Antioch Pike, Mt View Road, and Rural Hill Road. The Rural Hill-Moss Road Detailed Design Plan was adopted in 2008 as an amendment to the Antioch-Priest Lake Community Plan: 2003 Update. It has been made part of this document as Appendix E. The policies of the Rural Hill-Moss Road Detailed Design Plan are carried forward to this 2012 community plan update. Most of the Special Policies for 13-T3-RC-01 are contained on page 47 of Appendix E.

13-T3-RC-02

Antioch - Priest Lake's T3 Suburban Residential Corridor Area 2 is referenced as 13-T3-RC-02 on the accompanying map. It applies to the properties fronting onto Bell Road corridor from Murfreesboro Pike to Mt View Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Residential Corridor policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A bike lane is planned along Bell Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

T3 SUBURBAN MIXED USE CORRIDOR POLICY

General Character of T3 Suburban Mixed Use Corridors in the Antioch - Priest Lake Community

T3 Suburban Mixed Use Corridor policy has been applied to portions of Murfreesboro Pike, Antioch Pike in the Bakertown neighborhood, and along the proposed Crossing Boulevard Extension. T3 Suburban Mixed Use Corridors are prominent corridors due to their role in connecting communities and other prominent streets, their size and scale, and/or their accessibility by a variety of transportation modes. These corridors often act as the boundaries to suburban neighborhoods or communities and can provide an intense mix of uses to support surrounding neighborhoods. T3 Suburban Mixed Use Corridors are intended to be pedestrian friendly, prominent corridors that accommodate residential, commercial, and mixed use development, as well as multiple modes of transportation creating a “complete street” – a street designed and operated to enable safe, attractive and comfortable access and travel for all users.

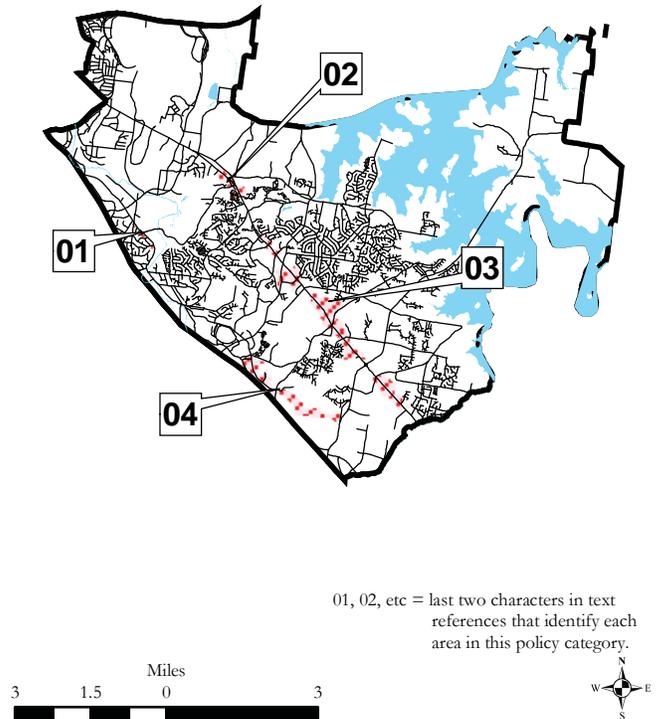
In the Antioch - Priest Lake Community, each T3 Suburban Mixed Use Corridor serves a unique purpose. The Murfreesboro Pike corridor has a specific focus on transit. The Murfreesboro Pike Bus Rapid Transit (BRT) Lite will service Murfreesboro Pike from Downtown Nashville to Bell Road and the Hickory Hollow Mall area. Therefore, any development that occurs in this area should consider Transit Oriented Development (TOD). Antioch Pike in Bakertown serves as a transition from the industrial areas on the east side of Antioch Pike to the residential portion of the Bakertown neighborhood. Finally, Crossing Boulevard extension is intended to provide access to an employment center known as The Crossings, and is envisioned to provide services that support office, light industrial and other employment in the area. In all cases, to fully realize the character and form described in T3 Suburban Community Center policy, these areas should redevelop with the ability to retrofit in the future; with re-use of vacant ‘big-box’ structures, reconfigured parking areas for the creation of additional buildings and street networks, out-parceling to create street walls, and access for future connectivity to surrounding residential.

How to Use This Guidance

The intent for T3 Suburban Mixed Use Corridor policy is to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor; generally placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways and mass transit. Users of the Antioch - Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Mixed Use Corridor policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular T3 Suburban Mixed Use Corridor;
- The envisioned character of other surrounding policy areas; and

Suburban Mixed Use Corridor



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- Additional guidance provided by the Antioch - Priest Lake Community Plan including any Special Policies for the particular T3 Suburban Mixed Use Corridor.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Mixed Use Corridor policy and the General Principles in the CCM are controlling.

T3 Suburban Mixed Use Corridor Community Character Policy Areas

The Antioch - Priest Lake Community Plan has two corridors where the T3 Suburban Mixed Use Corridor policy is applied. These are titled "T3 Suburban Mixed Use Corridor Policy Area" in the plan. These corridors were identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Mixed Use Corridor policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Mixed Use Corridor Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T3-CM-01

Antioch - Priest Lake's T3 Suburban Mixed Use Corridor Area 1 is referenced as 13-T3-CM-01 on the accompanying map. It applies to Antioch Pike from Ezell Road to Haywood Lane. The follow special policies apply to this area. Where the Special Policy is silent, the guidance of the T3 Suburban Mixed Use Corridor policy applies.

- Design Principle: Density / Intensity
 - This T3 Suburban Mixed Use Corridor area is part of the Bakertown Specific Plan District (SP). The Bakertown SP encourages a mixture of uses that create a transition from the industrial along Antioch Pike to the residential Bakertown neighborhood. This specific plan district is encouraged to remain.

13-T3-CM-02

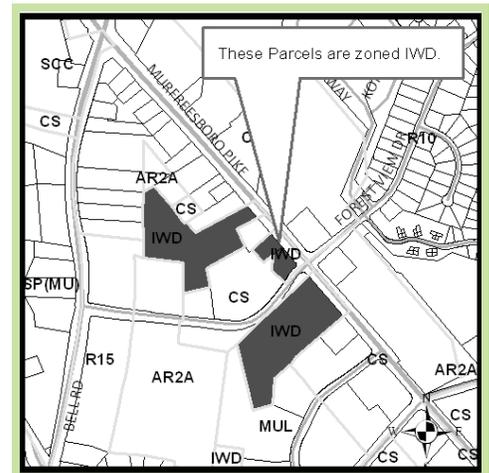
Antioch - Priest Lake's T3 Suburban Mixed Use Corridor Area 1 is referenced as 13-T3-CM-01 on the accompanying map. It applies to areas on Murfreesboro Pike from Old Smith Springs Road to Hamilton Church Road, and Bell Road from Murfreesboro Pike to Morris Gentry Boulevard. The Murfreesboro Pike Bus Rapid Transit (BRT) Lite will service Murfreesboro Pike from Downtown Nashville to Bell Road and the Hickory Hollow Mall area. Therefore, any development that occurs in this area should consider Transit Oriented Development (TOD). The following special policies provide guidance to help achieve TOD development pattern.

- Appropriate Land Uses
 - Provide mixed-uses, residential, office, civic and public benefit land uses that would generate daily transit users. Mixed-use, civic and public benefit land uses, and other daily convenience land uses should be located directly adjacent to the transit station to serve transit users. Office land uses should serve as a buffer between more intense mixed-use development along the corridor and less intense residential development off of the corridor. Residential development should be located on the outer edge of the TOD development in the form of townhomes, staked flats, or live work. Single family development in the form of cottage-courts may be considered in appropriate locations near the transit station.

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- Design Principle: Connectivity (Pedestrian/Bicycle)
 - Sidewalks are planned along Murfreesboro Road. See the recommendations in Chapter III Transportation Plan for additional guidance on sidewalks.
 - A bike lane is planned along Murfreesboro Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.
 - Provide pedestrians paths, sidewalks, and crosswalks, and other facilities as needed that connect transit stations to adjacent development.
 - Bike storage and/or parking are encouraged.
- Design Principle: Density / Intensity
 - Transit stations will be located along Murfreesboro Pike from the northern boundary of the Antioch-Priest Lake Community to Bell Road. Development at T3 Suburban Mixed Use Corridor stops may not rise to the level of intensity of stops in T3 Suburban Community Centers where traditional TOD development would occur. However, mixed use development and residential net density near transit stations should be near 7 dwelling units per acre. This is the lower end of the density range needed for TOD. Development intensity may result in buildings 1 – 3 stories with moderate building footprint square footage.
- Design Principle: Parking
 - To promote the use of transit, excessive parking areas are not encouraged. In TOD areas, maximum parking levels are encouraged for development adjacent to transit stations.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - Parcels 14900034400, 14900031200, 14900034300, 14900031000 are zoned IWD. These zoning districts are inconsistent with the T3 Suburban Mixed Use Corridor policy. Overtime they should be rezoned to a zoning district that is consistent with policy.
 - The majority of this mixed use corridor is zoned CS. Some properties are zoned CL and OL. These zoning districts are inconsistent with the T3 Suburban Mixed Use Corridor policy. Overtime they should be rezoned to a zoning district this is consistent with policy.
 - Throughout this mixed use corridor, there are parcels zoned R20, R15, R10, and AR2a. These zoning districts are inconsistent with the T3 Suburban Mixed Use Corridor policy. Overtime these parcels should be rezoned to a residential zoning district that is consistent with policy. With exceptional design, mixed-use zoning may be considered, but straight commercial zoning on these parcels is not recommended. These parcels should be preserved for residential land uses and density to provide the critical mass of residents needed to support transit along Murfreesboro Pike.
 - Commercial planned unit developments (PUDs) are applied throughout this mixed use corridor. There are base zoning districts within these PUDs that are inconsistent with policy. They include R10, R15, CS, CL, and OR20. OR20 is consistent with the T3 Suburban Mixed use Corridor policy, but the other zoning districts are not. In the future, development plans may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.



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- Historically Significant Sites or Features

- Parcels 13500009300, 13500008700, 13500008800, 13500009000, 13500009200, and 13500009101 are historically significant features. They make up the western portion of the Una Antioch Historic District. Parcel 13500009101 is a named feature called the Meeks House. The features within this district are considered Worthy of Conservation. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Site” in the General Principles of the Community Character Manual for additional guidance.

13-T3-CM-03

Antioch - Priest Lake’s T3 Suburban Mixed Use Corridor Area 3 is referenced as 13-T3-CM-03 on the accompanying map. It applies to areas along the southern portion of Murfreesboro Pike, from Hamilton Church Road to the Davidson county line. The southern portion of Murfreesboro Pike is included in a potential Murfreesboro Pike Urban Design Overlay (UDO) (See Implementation Chapter V). Where the Special Policy is silent, the guidance of the T3 Suburban Mixed Use Corridor policy applies.

- Appropriate Land Uses

- In areas in-between Hamilton Church Road and Old Hickory Boulevard, vertical mixed use, commercial, office, civic and public benefit, and residential in the form of multi-family are appropriate within 1/8 mile of the corridor. Within 1/4 mile of the corridor single-family, two-family, and multi-family are appropriate. In areas south of Old Hickory Boulevard, vertical mixed use, commercial, office, and civic and public benefit are also appropriate within 1/8 mile of the corridor. Within 1/4 mile of the corridor, industrial land uses are also appropriate.

- Design Principle: Access

- For development fronting along the Murfreesboro Pike corridor, shared access points or driveways on Murfreesboro Pike should be provided and should connect to properties and development not fronting the corridor.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- A bike lane is planned along Murfreesboro Pike. A bike route is planned along Mt. View Road west of Murfreesboro Pike and a bike lane is planned along Mt. View Road east of Murfreesboro Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance on bikeways.

- Design Principle: Connectivity (Vehicular)

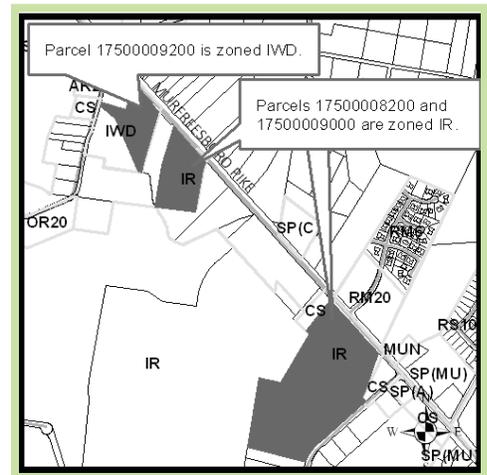
- With exceptional design, a frontage road that connects development fronting the corridor is appropriate.

- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)

- Parcels 17500008200, 17500009000 are zoned IR, and parcel 17500009200 is zoned IWD. For these properties, it is appropriate to change the zoning front of the property within 1/8 mile of the corridor to encourage less intense commercial, mixed use, or office land uses. The remaining back portion of the parcels may preserve the industrial zoning to allow those land uses on the back half of the property.
- The majority of this mixed use corridor is zoned AR2a and CS. These zoning districts are inconsistent with the T3 Suburban Mixed Use Corridor policy. Overtime they should be rezoned to a zoning district that is consistent with policy.

- Historically Significant Sites or Features

- Parcels 16400005100, 17500004900 and 17500007600 are historically significant features. The first parcel is the Hall Missionary Baptist Church and is considered Worthy of Conservation. The second parcel is the Buchanan Tavern and it is considered Eligible for the National



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Register of Historic Property. The third parcel is called the Center Hall House and is considered Worthy of Conservation. Because of the historic designation, owners of private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve this site and its contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Site” in the General Principles of the Community Character Manual for additional guidance.

13-T3-CM-04

Antioch - Priest Lake’s T3 Suburban Mixed Use Corridor Area 4 is referenced as 13-T3-CM-04 on the accompanying map. It applies to the existing portion of Crossing Boulevard and the proposed Crossing Boulevard Extension. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Mixed Use Corridor policy applies. There is a development scenario that applies to this policy area. See the Details section of this Chapter to view the development scenario and for more information.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A greenway is planned along an unnamed stream that runs parallel to Mt. View Road. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- Non-Conforming and Inconsistent Land Uses
 - Commercial planned unit developments (PUDs) are applied throughout this mixed use corridor. There are base zoning districts within these PUDs that are inconsistent with policy. They include AR2a, R10, and IWD. In the future, development plans may require additional review if significant changes to the plan are sought. In that case, the T3 Suburban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.
 - The proposed Crossing Boulevard Extension provides access to the policy area 13-T3-EC-02, also known as The Crossings Employment Center. Parcels in this area are zoned IWD. This zoning district is inconsistent with the T3 Suburban Mixed Use Corridor policy. Over time, the portion of parcels zoned IWD that have frontage on proposed Crossing Boulevard Extension should be rezoned to a zoning district that conforms to the policy.

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T4 URBAN COMMUNITY CHARACTER POLICY

Urban Community Center

T4 URBAN COMMUNITY CENTER POLICY

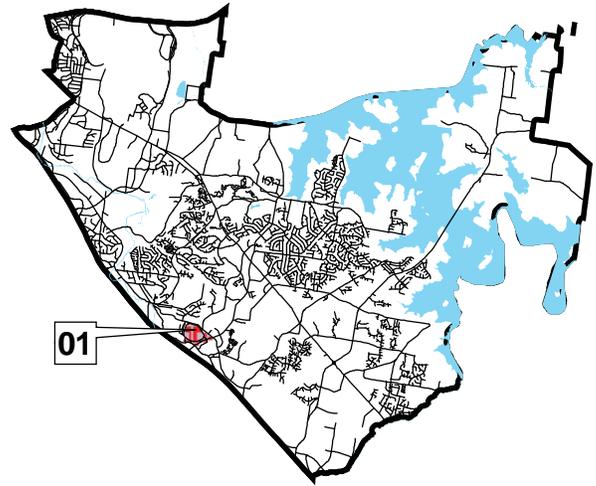
General Character of T4 Urban Community Center in the Antioch - Priest Lake Community

T4 Urban Community Center policy has been applied to the Hickory Hollow Mall (the Mall). T4 Urban areas are typically characterized as having high connectivity and a mixture residential and non-residential land uses. The Mall may remain suburban in character for some time, but the vision is for it to redevelop with more density and intensity in residential and non-residential development to better serve the Antioch-Priest Lake Community in the future. Higher density and intensity is the primary difference between suburban and urban development.

The Mall is the retail hub of the Antioch – Priest Lake community. The T4 Urban Community Center Policy recognizes this prominence and encourages additional intensity and density of development to strengthen the area with retail, office, and employment to serve Antioch – Priest Lake and adjacent communities. The policy also recognizes that the Mall has undergone significant changes. Economic, housing, and demographic changes affected the performance of the Mall and surrounding commercial areas. Simultaneously, there has been a substantial shift in the retail market; traditional mall development has been replaced by outdoor town-centers, customers are shopping on the internet, and retailers are reducing the size and footprint of their inventory and stores. Therefore, this policy and the accompanying development scenarios provide a variety of land use and design options that would adapt to changing market conditions.

During the Antioch-Priest Lake Community Plan Update, Planning Staff created four development scenarios that show how the Mall could redevelop overtime. Note that these are potential development scenarios. The actual redevelopment of the mall should draw ideas from these scenarios, but is not required to conform completely to these scenarios. The four scenarios show suburban and urban mall redevelopment options at various intensities and densities. In each option the buildings that have received significant investment (Nashville State Community College in the former Dillard’s building and the Metropolitan Nashville Regional Park and Community Center in the former JC Penney’s building) are encouraged to remain. Each scenario encourages a walkable retail center with significant differences among the scenarios in density and intensity, and the presence of structured parking garages or surface parking lots.

Whatever form the future redevelopment of the Mall may take, T4 Urban Community Center areas should contain a mixture of commercial, mixed use, civic and public benefit land uses; in this case, the Hickory Hollow Mall site will also contain educational uses and significant park space. Residential land uses generally serve as a transition from the community center to adjacent lower intensity residential. T4 Urban Community Centers have coordinated access into and through development, with high vehicular, pedestrian and bicycle connectivity to surrounding neighborhoods. These centers are welcoming to pedestrians and cyclists with ample sidewalks and crosswalks, pedestrian-scaled signage and lighting and formal landscaping. Because T4 Urban Community Centers can be drive-to or walk-to destinations, they are generally located at intersections of prominent urban streets serving urban neighborhoods within a five- to ten-minute walk. In this case, the Hickory Hollow Mall site is near the Interstate 24 / Bell



01, 02, etc = last two characters in text references that identify each area in this policy category.



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Road interchange and is also the last stop on the proposed Murfreesboro Road Bus Rapid Transit (BRT) Lite route. Therefore, development in this T4 Urban Community Center should also consider transit and access to and from the interstate.

How to Use This Guidance

The intent for T4 Urban Community Center policy is to preserve, enhance or create urban community centers, encouraging their development and redevelopment as intense mixed use areas that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use and associated public realm. Where not present, enhancements should be made to infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. Users of the Antioch - Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T4 Urban Community Center policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular T4 Urban Community Center; The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch - Priest Lake Community Plan including any Special Policies for the particular T4 Urban Community Center.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T4 Urban Community Center policy and the General Principles in the CCM are controlling.

T4 Urban Community Center Community Character Policy Areas

The Antioch - Priest Lake Community Plan has one area where the T4 Urban Community Center policy is applied – Hickory Hollow Mall. It is titled “T4 Urban Community Center Policy Area” in the plan. This center was identified by examining the general characteristics, development patterns (parcel sizes, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T4 Urban Community Center policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T4 Urban Community Center Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-T4-CC-01

Antioch - Priest Lake’s T4 Urban Community Center Area 1 is referenced as 13-T4-CC-01 on the accompanying map. It applies to Hickory Hollow Mall and its outparcels. The Hickory Hollow Mall is a significant redevelopment site in the Antioch – Priest Lake Community. Redevelopment of the site should consider existing investments in the Nashville State Community College and the Metropolitan Nashville park, community center, and library. Redevelopment should also include a mixture of civic, retail, employment and residential uses, pedestrian oriented development, and transit. The Murfreesboro Pike Bus Rapid Transit (BRT) Lite will service Murfreesboro Road from Downtown Nashville to Bell Road and the Hickory Hollow Mall area. Therefore, any development that occurs in this area should consider Transit Oriented Development (TOD). The following special policies provide guidance to help achieve all of the above. Where the Special Policy is silent, the guidance of the T4 Urban Community Center policy applies.

- Appropriate Land Uses
 - The Nashville State Community College is located in the former Dillard’s building on the western portion of the

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site. Meanwhile, Metropolitan Nashville is creating a park, community center and library, in the former JC Penny's building on the eastern portion of the site. Any additional redevelopment on this site should complement these uses. Redevelopment on the western portion of the site should encourage a college campus like setting with uses that support collegiate activities, students and faculty. Redevelopment on the eastern portion of the site should complement the civic complex and reclaimed park space.

- This Mall site is planned to serve as a transit hub serving riders visiting Nashville State Community College, the Metro Nashville Park, Library and Community Center complex, and other retail uses near the Mall. Therefore any redevelopment should provide uses that will support Transit Oriented Development (TOD). Redevelopment should provide mixed-uses, residential, office, civic and public benefit land uses that would generate daily transit users. Mixed-use, civic and public benefit land uses, and other daily convenience land uses should be located directly adjacent to the transit stop to serve transit users. Office land uses should serve as a buffer between more intense mixed-use development and less intense residential development adjacent to the Mall site. Residential development should be located on the outer edge of the TOD development in the form of townhomes, stacked flats, or live work.

- Design Principle: Connectivity (Pedestrian/Bicycle)

- Sidewalks are planned on Bell Road from Mt. View Road to the CSX overpass, Mt. View Road from Bell Road to Curtis Hollow Road, and Hickory Hollow Parkway from Bell Road to the Hickory Hollow Mall entrance. See the recommendations in Chapter III Transportation Plan for additional guidance on sidewalks.
- There is a planned bike lane along Mt. View Road from Bell Road to Rural Hill Road, and a planned multi-use path along Mt. View Road from Rural Hill Road to Una Antioch Pike. There is a planned bike lane along Bell Road. See the recommendations in Chapter III Transportation Plan, for additional guidance.
- Other improvements such as pedestrian paths and crosswalks are encouraged to connect transit stops to adjacent development.
- Bike storage and/or parking are encouraged.

- Design Principle: Density / Intensity

- Residential net density near transit stations should be a minimum range of 7 – 15 du/acres. Development intensity may result in buildings 1 – 3 stories in height with moderate building footprint square footage. Higher density residential development is encouraged at this site.

- Design Principle: Parking

- To promote the use of transit, excessive parking areas are not encouraged. In TOD areas, maximum parking levels are encouraged for development adjacent to transit stations.

- Non-Conforming and Inconsistent Land Uses

- The majority of the Hickory Hollow Mall site and some adjacent properties, are zoned SCR and are also a commercial planned unit development (PUD). SCR zoning is inconsistent with the T4 Urban Community Center policy. In the future, this development plan may require additional review if significant changes to the plan are sought. In that case, the T4 Urban Community Center may provide guidance and any future changes to the PUD should reflect the goals and intent of the policy.

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DISTRICT COMMUNITY CHARACTER POLICIES

D DISTRICT EMPLOYMENT CENTER POLICY

General Character of Employment Center District Areas in the Antioch-Priest Lake Community

D District Employment Center policy is applied to two areas in Antioch-Priest Lake where opportunities exist to develop intense concentrations of employment that are expected to contain a significant amount of office development supported by mixed use and light industrial development. These areas have good access through arterial boulevards and/or proximity to the interstate.

How to Use This Guidance

The intent for D District Employment Center policy is to preserve, enhance, and create Employment Centers in appropriate locations that are strategically located and thoughtfully designed to serve the overall community or region. Users of the Antioch-Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The D District Employment Center policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular D District Employment Center area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies for the particular D District Employment Center area.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the D District Employment Center policy and the General Principles in the CCM are controlling.

D District Employment Center Policy Areas

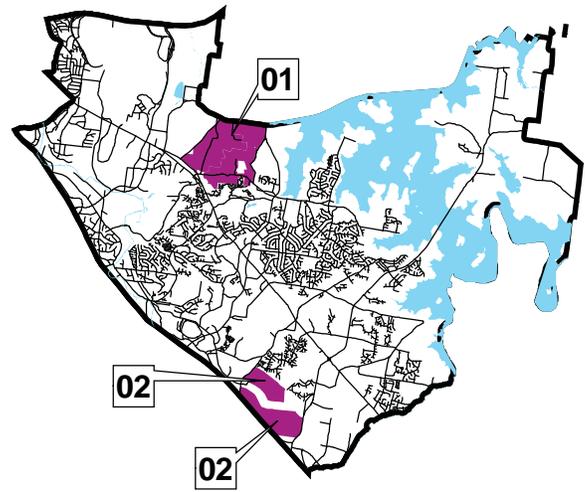
The Antioch-Priest Lake Community Plan has two areas where the D District Employment Center policy is applied. These are titled "D District Employment Center Areas" in the plan. These areas were identified by examining general characteristics, development pattern (ex: parcel sizes, placement of buildings and parking, intensity, and zoning), environmental features, man-made features, and potential for creating concentrated employment centers. While there are multiple areas where D District Employment Center policy is applied, each area is different in some respect due to the factors mentioned above.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular D District Employment Center area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the D District Employment Center Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features

District Employment Center



01, 02, etc = last two characters in text references that identify each area in this policy category.



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- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-D-EC-01

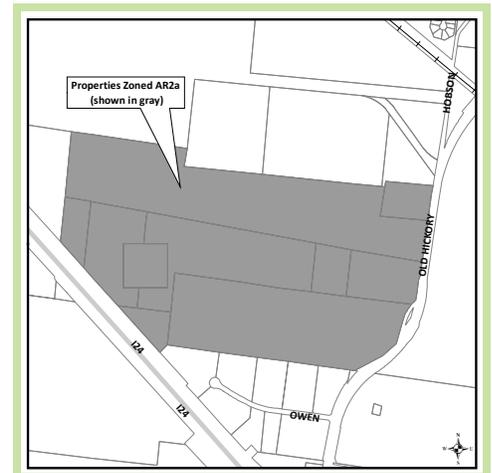
Antioch-Priest Lake's D District Employment Center Area 1 is referenced as 13-D-EC-01 on the accompanying map. It applies to an area east of the Nashville International Airport between Couchville Pike and Old Murfreesboro Pike/Smith Springs Road east to Bell Road. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the D District Employment Center policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A greenway network is planned for the area that would follow the planned Harding Place Extension, Couchville Pike, and an unnamed stream. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - A bike lane is planned along Smith Springs Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Connectivity (Vehicular)
 - The planned Harding Place Extension borders this area to the west. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on planned street connections.

13-D-EC-02

Antioch-Priest Lake's D District Employment Center Area 2 is referenced as 13-D-EC-02 on the accompanying map. It applies to the southern portion of The Crossings between Old Franklin Road and Old Hickory Boulevard (note that other policies are also present within these boundaries). In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the D District Employment Center policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A greenway is planned along the planned Southeast Parkway. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - A bike lane is planned along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Connectivity (Vehicular)
 - The planned Southeast Parkway bisects this area, and the planned Crossings Boulevard Extension would cross this area. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on planned street connections.
- Non-Conforming and Inconsistent Land Uses (refer to the accompanying graphic)
 - IWD (Industrial/Warehousing/Distribution) zoning is supportive of the appropriate uses identified in this policy area. However further intensification of industrial uses is not encouraged. Further, the application of Planned Unit Development (PUD) or Urban Design Overlay (UDO) is encouraged to ensure design objectives of the District Employment Center policy.
 - The majority of this employment center is zoned AR2a. This zoning district is inconsistent with the District Employment Center policy. Over time, this zoning district should be changed to a district that is consistent with policy.



D DISTRICT OFFICE CONCENTRATION POLICY

General Character of D District Office Concentration Policy Areas in the Antioch-Priest Lake Community

D District Office Concentration policy is applied to the properties where office development is or is planned to be the predominant economic activity. The properties are at various locations throughout the community, but generally share common existing and envisioned characteristics

How to Use This Guidance

The intent for D District Office Concentration policy is to preserve, enhance, and create Districts where office uses are predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm. Users of the Antioch-Priest Lake Community Plan: 2012 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The D District Office Concentration policy as found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular D District Office Concentration area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the D District Office Concentration policy and the General Principles in the CCM are controlling.

D District Office Concentration Character Policy Area

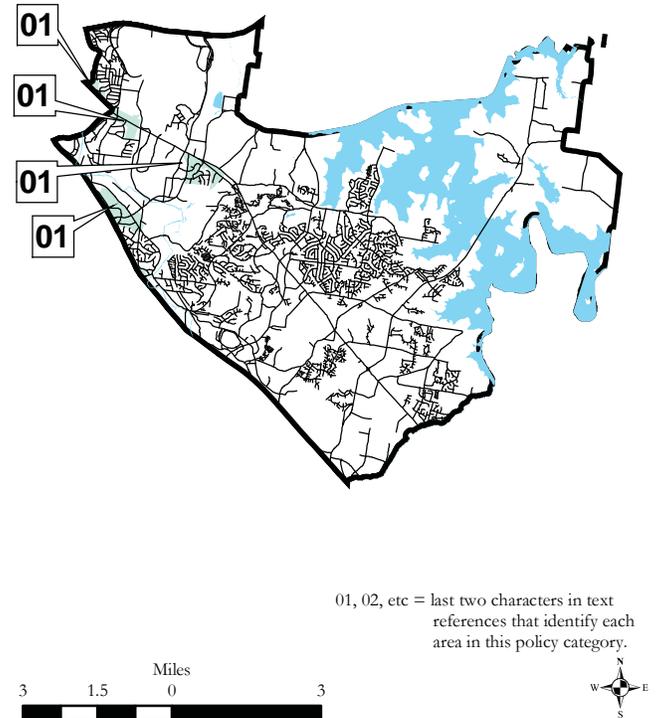
The Antioch-Priest Lake Community Plan has one area where the D District Office Concentration policy is applied. This is titled “D District Office Concentration Area” in the plan. This area was identified by examining the general characteristics, development pattern (parcel sizes, placement of buildings and parking, intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular D District Office Concentration area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the D District Office Concentration Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

District Office Concentration



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13-D-OC-01

Antioch-Priest Lake's D District Office Concentration Area 1 is referenced as 13-D-OC-01 on the accompanying map. It applies to the properties located south of the Nashville International Airport along Murfreesboro Pike, Ezell Pike, and Haywood Lane. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the D District Industrial policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a greenway planned along streams within the area that would connect Una Antioch Pike, the Cambridge Forest neighborhood, and Rural Hill Road. See the recommendations in Chapter IV, Open Space Plan, for additional guidance and information on greenways.
 - Bike lanes are planned along Antioch Pike, Harding Place, the planned Harding Place Extension, and Murfreesboro Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Connectivity (Vehicular)
 - The Harding Place Extension is planned to extend through a portion of this area. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on planned streets.
- Historically Significant Sites or Features
 - Several parcels contain historically significant features. Parcels 12000005600, 12000003900, and 12000003800, the Genesco Park Administration Building, Cole House/Colemere Club, and Arlington Methodist Church, respectively, are designated Worthy of Conservation. Parcels 12000003500 and 12000008600, the Vultee/Avco/Carlyle Plant and Tennessee Highway Patrol Building are designated National Register Eligible. Because of the historic designations of these properties, owners of these private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and "Historically Significant Areas and Sites" in the General Principles of the Community Character Manual for additional guidance.

D DISTRICT INDUSTRIAL POLICY

General Character of Industrial District Areas in the Antioch-Priest Lake Community

D District Industrial policy is applied to two areas in Antioch-Priest Lake. In two of these areas, land is currently zoned and used for industrial, warehousing and other related uses. These areas have good access through arterials and/or proximity to the interstate.

As the D District Industrial policy indicates, flexibility is key in the site and building design for each development to meet the needs of the individual industry/development. Flexibility is balanced, however, with site design that considers the impact of the use on any immediate neighbors. These industrial areas could, in general, make improvements in terms of providing sidewalks and crosswalks – especially in the case of developments that act more as small business/industry incubators and have multiple tenants – and provide more attractive landscaping and signage.

How to Use This Guidance

The intent for D District Industrial policy is to preserve, enhance, and create Industrial Districts in appropriate locations so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Users of the Antioch-Priest Lake Community Plan: 2010 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The D District Industrial policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular D District Industrial area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies for the particular D District Industrial area.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the D District Industrial policy and the General Principles in the CCM are controlling.

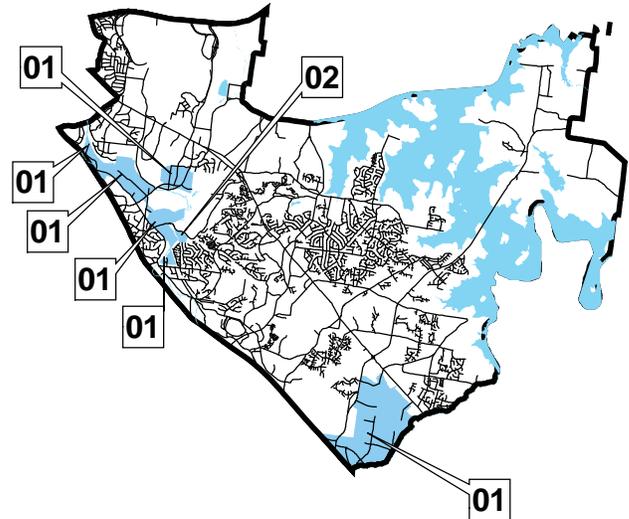
D District Industrial Character Policy Areas

The Antioch-Priest Lake Community Plan has two areas where the D District Industrial policy is applied. These are titled “D District Industrial Areas” in the plan. These areas were identified by examining general characteristics, development pattern (ex: parcel sizes, placement of buildings and parking, intensity, and zoning), environmental features, and man-made features. While there are multiple areas where D District Industrial policy is applied, each area is different in some respect due to the factors mentioned above.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular D District Industrial area. The Special

District Industrial



01, 02, etc = last two characters in text references that identify each area in this policy category.



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Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the D District Industrial Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-D-IN-01

Antioch-Priest Lake's D District Industrial Area 1 is referenced as 13-D-IN-01 on the accompanying map. It applies to the industrial areas along Antioch Pike, Harding Industrial Drive, and Ezell Road/Airpark Center Drive. It also applies to the area known as "Interchange City" at Old Hickory Boulevard, Interstate 24, and the Davidson county line. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the D District Industrial policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - A section of the Mill Creek Greenway is under development along Mill Creek south of Ezell Park, its current terminus. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
 - A bike route is planned along Franklin Limestone Road. Bike lanes are planned along Antioch Pike, Harding Place, and the planned Harding Place Extension. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
 - A bike lane is planned along Old Hickory Boulevard. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Connectivity (Vehicular)
 - The planned Harding Place Extension crosses a portion of this area. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on planned street connections.

13-D-IN-02

Antioch-Priest Lake's D District Industrial Area 2 is referenced as 13-D-IN-02 on the accompanying map. It applies to an area along Franklin Limestone Road across from the Vulcan Materials Quarry.

In previous iterations of the Antioch-Priest Lake Community Plan, this area has had Industrial Policy (in 2003 plan update), with the guidance that the area should serve as a transition between the industrial/impact uses to the north and the residential development to the south. The site has also had a now-obsolete policy called Residential Medium Density (RM) applied to create a better transition (2004 amendment and zone change, for which the development never occurred). Most recently, the site's policy was amended to a combination of Conservation policy (to preserve natural features) and Industrial policy to allow an asphalt plant (2012 amendment, approved prior to the adoption of this plan update). While the policy amendment to apply Conservation and Industrial policy to the site was approved in early 2012, the accompanying zone change to develop the asphalt plant has not been adopted at the publication of this Antioch-Priest Lake Community Plan Update.

In light of this, the following Special Policies apply to this area. Where the Special Policy is silent, the guidance of the D District Industrial policy applies.

- Alternate Policy:
 - This special policy defines two alternate policies for this area. While the pending zone change for the Asphalt Plant continues to move through the legislative process, the Industrial policy as approved by the Metro Planning Commission on January 26, 2012 will remain. If the Asphalt Plant zone change (BL2012-103) is not approved by Metro Council within two years from the Metro Planning Commission approval date (January 26, 2014), then the alternate

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policy and associated special policies will be the only policies to provide guidance.

- The alternate policy is District - Industrial and Conservation with special policy addressing appropriate land uses and transitions. Guidance for Conservation is found in 13-CO-01.

- **Appropriate Land Uses:**

- Appropriate land uses may include distribution, manufacturing, office, storage, warehousing, and wholesaling. Heavy industrial and higher density residential is not recommended on this site.

- **Transitions**

- Area 13-D-IN-02 is a sensitive location due to significant environmentally sensitive features on the site (see Area 13-CO-01) and because it is adjacent to industrial and impact land uses to the north and east (see Area 13-D-IN-01 and Area 13-D-I-01), but abuts an established residential neighborhood to the south (see Area 13-T3-NM-03). Because of this sensitive location and natural features, it is important to consider this site as a transition area and require future development proposals to include design elements that create a transition on the site and protect the established neighborhood to the south. Therefore, if the proposed asphalt plant's development plan is amended or a new development plan is proposed, then effort should be made to include site design elements that create a transition between the Industrial and Impact land uses to the north and the established neighborhood to the south to protect these neighborhoods from the adverse effects of Industrial uses.

- **Design Principle: Connectivity (Pedestrian/Bicycle)**

- A section of the Mill Creek Greenway is under development along Mill Creek south of Ezell Park, its current terminus. See the recommendations in Chapter IV, Open Space Plan, for additional guidance on greenways.
- A bike route is planned along Franklin Limestone Road. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.

- **Design Principle: Density / Intensity**

- There is existing RM9 zoning on this site. RM9 zoning permits multi-family development at 9 dwelling units/acre. Therefore, if the pending zone change to Industrial to allow an asphalt plant is not approved by Metro Council, residential development at the density / intensity of RM9 can occur. To implement non-residential development, per the appropriate land uses designated above, a zone change will be required. For this site, a zone change to a site based zoning district would be encouraged to ensure appropriate design and transitions to the adjacent residential neighborhoods.

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D DISTRICT IMPACT POLICY

District Impact

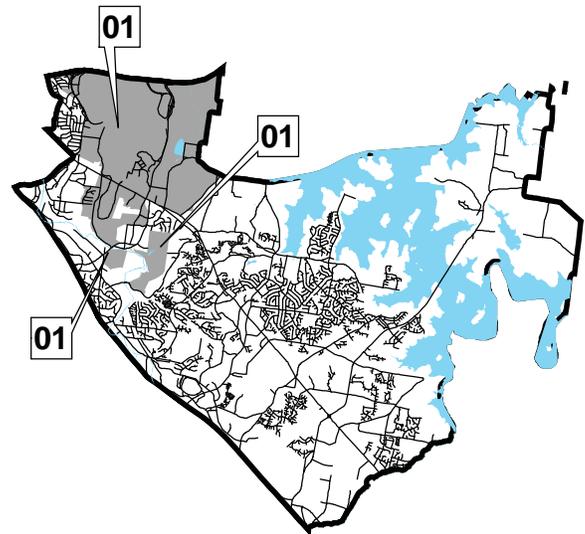
General Character of Impact District Areas in the Antioch-Priest Lake Community

D District Impact policy is applied to a large contiguous area that includes the Nashville International Airport, the Vulcan Materials quarry, and the correctional facility at 5135 Harding Place. D District Impact areas in the Antioch-Priest Lake Community are areas that are zoned to accommodate a concentration of a singular use that may have potential adverse impacts on surrounding areas or where there is an area with a concentration of a singular, impactful use and there is an expressed interest in maintaining or enhancing the separation of that use from the surrounding community.

How to Use This Guidance

The intent for D District Impact policy is to create and enhance areas that are dominated by one or more activities that have, or can have, a significant, adverse impact on the surrounding area. Impact areas should be placed in appropriate locations so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Users of the Antioch-Priest Lake Community Plan: 2011 Update should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The D District Impact policy found in the Community Character Manual (CCM);
- The General Principles found in the CCM;
- The existing or desired character of the particular D District Impact area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Antioch-Priest Lake Community Plan including any Special Policies.



01, 02, etc = last two characters in text references that identify each area in this policy category.



Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the D District Impact policy and the General Principles in the CCM are controlling.

D District Impact Character Policy Area

The Antioch-Priest Lake Community Plan has one area where D District Impact policy is applied to the area that contains the Nashville International Airport, the Vulcan Materials quarry, and the correctional facility at 5135 Harding Place. This area was identified by examining the general characteristics, development pattern (parcel sizes, placement of buildings and parking, intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular D District Impact area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the D District Impact Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses

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- Historically Significant Sites or Features
- Local Street Connections (Refer to the Local Streets map to determine if local street connections are recommended in individual policy areas.

13-D-I-01

Antioch-Priest Lake D District Impact Area 1 is referenced as 13-D-I-01 on the accompanying map. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the D District Impact policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - There is a greenway along Mill Creek within the area that will eventually be expanded along the full length of Mill Creek. See the recommendations in Chapter IV, Open Space Plan, for additional guidance and information on greenways.
 - There is a bike route planned along Franklin Limestone Road. Bike lanes are planned along BNA Drive, Doneslon Pike, Harding Place, the planned Harding Place Extension, and Murfreesboro Pike. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on bikeways.
- Design Principle: Connectivity (Vehicular)
 - The Harding Place Extension is planned to extend through this area. See the recommendations in Chapter III, Transportation Plan, for additional guidance and information on planned streets.
- Historically Significant Sites or Features
 - Parcels 12000003900, 12000012000, 12000003500, and 12000003500 are historically significant features. The Cole House/Colemere Club, 1400 Murfreesboro Pike and 340 Air Freight Boulevard, is designated Worthy of Conservation (WOC). The Vultee/Avco/Carlyle Plant, 1431 Vultee Boulevard, is designated National Register Eligible. The Dorothea Dix Gatehouse, 2 Dell Parkway, is designated WOC. Because of the historic designations of these properties, owners of these private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve these sites and their contributing features. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the Community Character Manual for additional guidance.

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