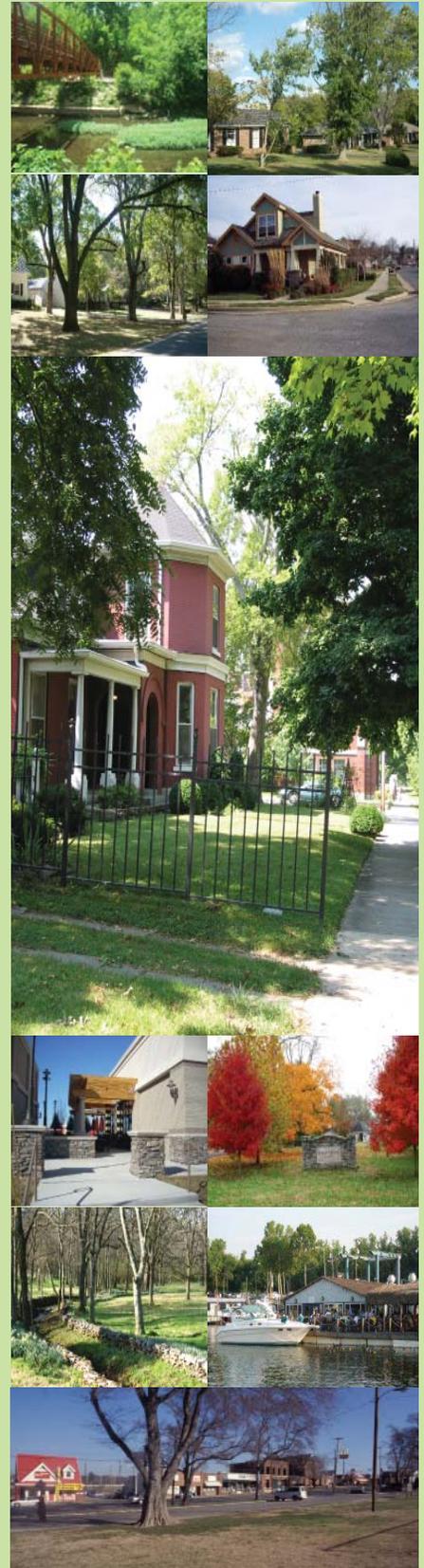
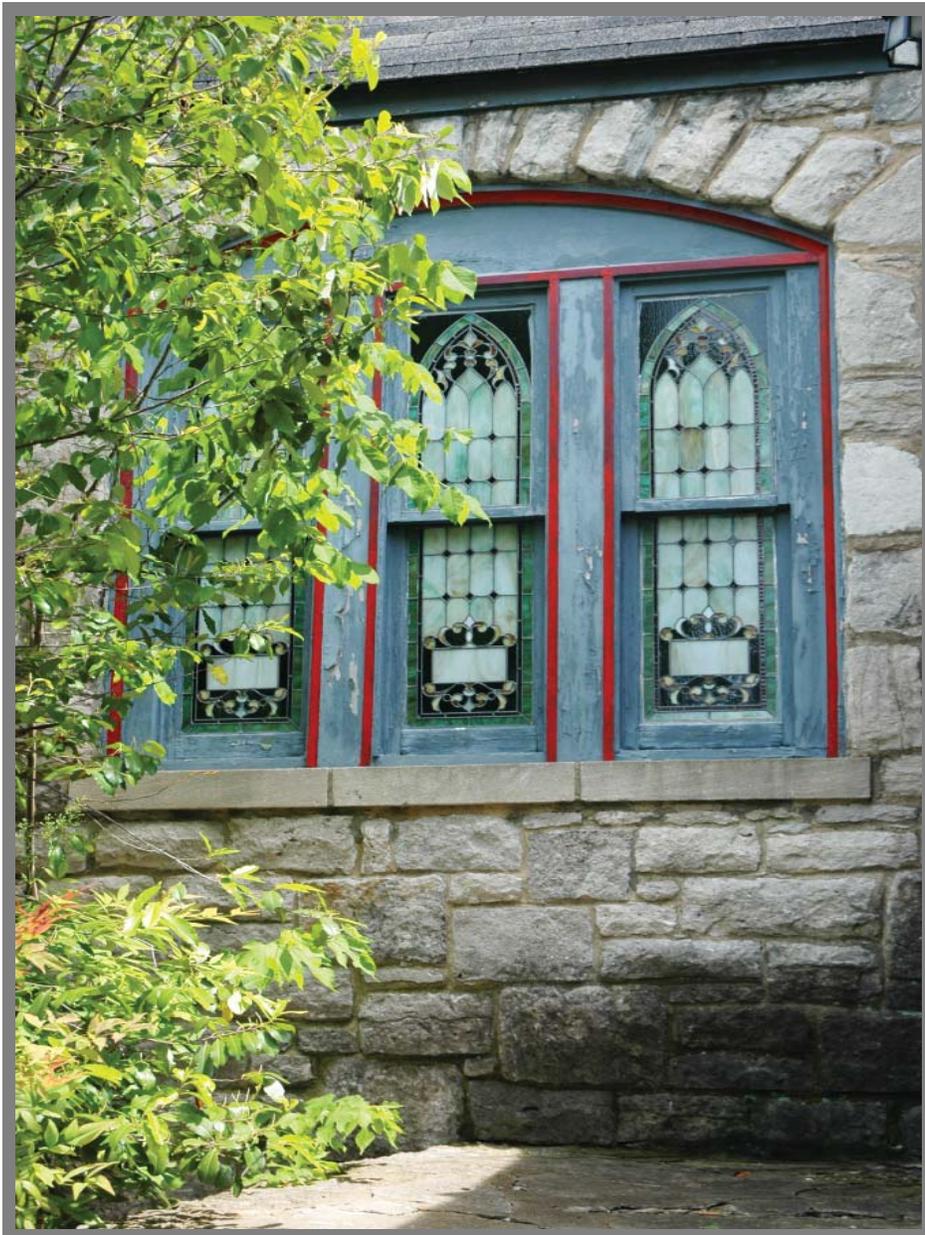


West Nashville Community Plan: 2009 Update

*Adopted July 23, 2009
including amendments through
May 23, 2013*

Planning Department
Metropolitan Nashville - Davidson County, TN





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

Resolution No. RS2010-48

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010CP-007-001 is **APPROVED. (8-2)**”

WHEREAS, the *West Nashville Community Plan: 2009 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on July 23, 2009 and the Community Plan included T4 Urban Neighborhood Maintenance (Area 07-T4-NM-03) policy along Westlawn Drive in the Sylvan Park neighborhood of the community; and

WHEREAS, a request was made to amend the Community Plan by applying Special Policy language for #4414 Westlawn Drive that would allow for use of that residential property as small offices within the existing house; and

WHEREAS, Planning Department staff determined it necessary to add #4424 Westlawn Drive to the proposed amendment area; and

WHEREAS, 1) a meeting was held in the community on March 23, 2010 to discuss the request and 2) a public hearing was held by the Metropolitan Planning Commission on April 22, 2010 to consider the merits of amending the Community Plan to enact the aforementioned amendment request and the Commission found that the proposed changes are appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 1** to the *West Nashville Community Plan: 2009 Update*, the changes to the text and the addition of the graphic as described in Attachment A and shown on Figure 1 of Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 1** to the *West Nashville Community Plan: 2009 Update* is also adopted as part of the General Plan, and a certified copy of the *West Nashville Community Plan: 2009 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/
James McLean, Chairman

Adoption Date: April 22nd, 2010

Attest:

Rick Bernhardt /s/
Rick Bernhardt, Secretary and Executive Director

Attachment A to Resolution No. RS2010-48

The West Nashville Community Plan: 2009 Update is hereby amended as follows:

Table of Contents

1. By revising the Table of Contents found on pages vii-viii at the beginning of the *West Nashville Community Plan: 2009 Update* to reflect adjustments in pagination and this amendment;
2. By inserting the following text after the last bulleted paragraph found at the bottom of page 94 in the *Special Policies for Area 07-T4-NM-03*;

Transitions

- There are two parcels (10308027200 and 10308007200) located at 4424 and 4414 Westlawn Drive that, although zoned RS7.5, are currently used for a greenhouse/nursery business (#4424) and a residential use (#4414).
 - The greenhouse/nursery business is a nonconforming use that has been in operation for many years. As such, this established and small neighborhood business may continue its operation on parcel 10308027200 only and may seek Specific Plan zoning to legitimize its operations and provide improved buffering at its interfaces with properties to the rear and with parcel 10308007200. The site should continue to be limited to one access point.
 - Parcel 10308027200 may be considered for parking use subject to generous buffering at its interfaces with properties to the rear and with parcel 10308007200. Specific Plan zoning would be needed to properly accomplish these aims. This use may be appropriate for this parcel because of the parcel's location where it can serve the parking needs of the adjacent neighborhood commercial area and also because an appropriately-designed and buffered parking lot can serve as a transition to the south. In no case, should either of the properties be used for expansion of the commercial node found at the intersection of 46th Ave. N. and Murphy Rd.
 - The use of parcels 10308027200 and 10308007200 for small offices and/or residential use at densities higher than that permitted by RS7.5 zoning may also be considered on its merits subject to the following design principles:
 - **Access** – Access is limited to a maximum of one point per property with shared access used wherever feasible to avoid multiple curb cuts and pedestrian and vehicular conflict points. Access into developments is aligned, where applicable, with access for development across the street. Cross access between multiple developments is required. Coordinated access and circulation create a transitional area that functions as a whole instead of as separate building sites. Access is designed to be easily crossed by pedestrians.
 - **Building Form (Mass, Orientation, Placement)** – The building form is in character with the existing development pattern of the surrounding urban neighborhood in terms of its mass, orientation and placement. The massing of buildings results in a building footprint with moderate lot coverage to allow for adequate on-site parking and buffering in the form of landscaping and fencing.

- Buildings are oriented to Westlawn Drive. Street setbacks for #4424 Westlawn are shallow to moderate, reflecting its closer proximity to the commercial development fronting on Murphy Road and 46th Avenue North. Street setbacks for #4414 Westlawn are more moderate and are consistent with the established residential setbacks to the south to aid in firmly establishing the transition from the Neighborhood Center on Murphy Road and 46th Avenue North and the residential development further south on Westlawn Drive and Sloan Road. Within these setbacks, stoops and porches are common to provide for some interaction between the public and private realm and to create a pedestrian friendly environment.
- Because these properties form a transition between a Neighborhood Center and the remainder of the Neighborhood Maintenance area, spacing between buildings reflects the residential spacing found to the south and east along Westlawn Drive.
- Buildings on #4424 Westlawn Drive may be 1 to 3 stories in height, in keeping with the heights allowed for housing in the neighborhood. If used for offices, the house on #4414 Westlawn Drive should be retained on the site with any additions resulting in a building containing less than 2,000 square feet. The reason for this is to maintain a micro-business environment with low-impact on-site parking and appropriate buffering. If used for housing, buildings may be 1 to 3 stories in height.
- **Density/Intensity** – Residential use of these sites is consistent with the default T4 Urban Neighborhood Maintenance density range of 4 and 20 dwelling units per acre subject to the provision of adequate and sensitively placed, on-site parking.

With reference to intensity, nonresidential use of these properties is very limited in terms of the appropriate range of activities and degree of intensity because this is an area of development transition between higher and lower intensity areas. The limited mass of buildings as described above is one factor controlling this intensity. Intensity is further controlled by the provision of on-site parking adequate to fully meet the needs of any uses placed on the properties. Building coverage is moderate and the overall amount of impervious surface is more comparable to a residential than to a commercial development environment.

- **Landscaping** –Landscaping on these properties is used in part to aid in defining the development transition through buffering.
- **Parking** – Unless developed as a generously landscaped and buffered parking lot, parking for any buildings on #4424 is located behind or beside buildings and is screened from view. Because of the limitations presented by the street setback of the existing building, and the desire for the building form to present a transition to residential to the south, parking for #4414 is located behind the building.
- **Signage** – Signage alerts motorists, pedestrians and cyclists to their location and assists them in finding their destination in a manner that complements and contributes to the envisioned residential character of the neighborhood. Signage is scaled for pedestrians and slow-moving vehicles, is smaller than that found in

the adjacent T4 Urban Neighborhood Center area, and is in keeping with residential property name and address signage.

3. By inserting the following graphic after the text inserted above:



Figure 1

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

Resolution No. RS2012-235

“BE IT RESOLVED by The Metropolitan Planning Commission that 2012CP-007-001 is **APPROVED. (9-0)**”

WHEREAS, the *West Nashville Community Plan: 2009 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on July 23, 2009; and

WHEREAS, on the community character policy element of the *West Nashville Community Plan: 2009 Update*, T3 Suburban Neighborhood Evolving (Area 07-T3-NE-01) policy was applied to parcels along Oceola Avenue; and

WHEREAS, a housekeeping amendment was proposed to change the policy for these parcels to T4 Urban Mixed Use Neighborhood (T4 MU) policy, and to be included in Area 07-T4-MU-01, due to a previously approved zone change for office uses on April 24, 2012 for properties located at 200, 202, 204 and 206 Oceola Avenue; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on December 13, 2012, to consider the merits of amending the policies within the *West Nashville Community Plan* from T3 Suburban Neighborhood Evolving (T3 NE) to T4 Urban Mixed Use Neighborhood (T4 MU) for these four parcels; and

WHEREAS, the Metropolitan Planning Commission, empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 2** to the *West Nashville Community Plan: 2009 Update*, the addition of the graphic as shown on Figure 1 of Attachment A (no additions to the text are needed), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 2** to the *West Nashville Community Plan: 2009 Update* is also adopted as part of the General Plan, and a certified copy of the *West Nashville Community Plan: 2009 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/
James McLean, Chairman

Adoption Date: December 13, 2012

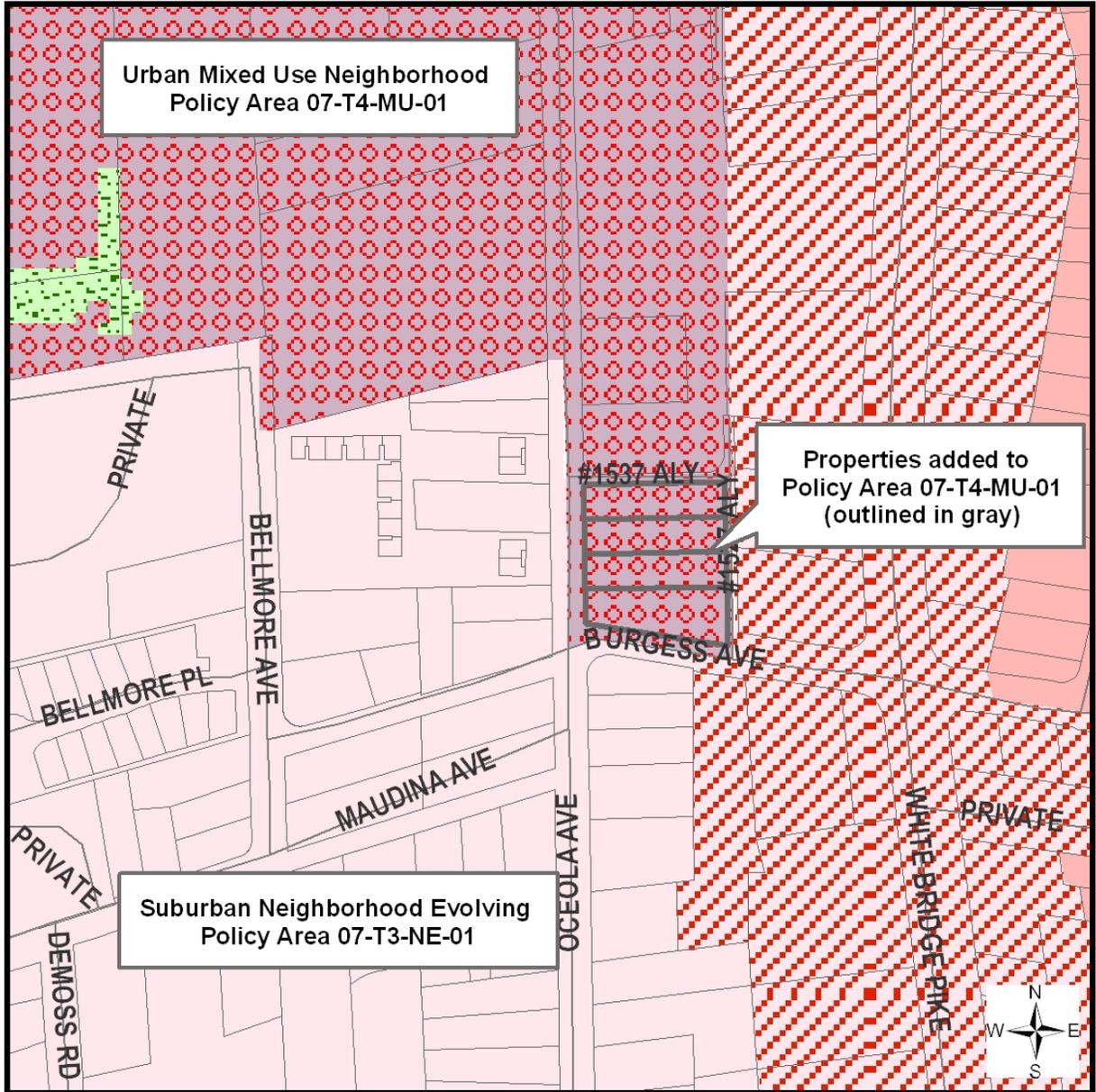
Attest:

Rick Bernhardt /s/
Rick Bernhardt, Secretary and Executive Director

Attachment A to Resolution No. RS2012-235

The West Nashville Community Plan: 2009 Update is hereby amended as follows by revising the policy map:

Figure 1



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

Resolution No. RS2013-95

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-007-001 is **APPROVED. (7-0-1)**”

WHEREAS, the *West Nashville Community Plan: 2009 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on July 23, 2009; and

WHEREAS, on the community character policy element of the *West Nashville Community Plan: 2009 Update*, Urban Neighborhood Maintenance (Area 07-T4-NM-03) policy was applied to parcels along 46th Avenue North; and

WHEREAS, a major amendment was proposed by the property owners to change the policy for these parcels to Urban Neighborhood Center (T4 NC) policy, along with a proposed zone change for properties located at 132 and 134 46th Avenue North; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on May 9, 2013, to consider the merits of amending the policies within the *West Nashville Community Plan* from Urban Neighborhood Maintenance (T4 NM) to Urban Neighborhood Center (T4 NC) for these two parcels; and

WHEREAS, the Metropolitan Planning Commission, empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 3** to the *West Nashville Community Plan: 2009 Update*, the addition of the text and graphic as shown on Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 3** to the *West Nashville Community Plan: 2009 Update* is also adopted as part of the General Plan, and a certified copy of the *West Nashville Community Plan: 2009 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/
James McLean, Chairman

Adoption Date: May 23, 2013

Attest:

Rick Bernhardt /s/
Rick Bernhardt, Secretary and Executive Director

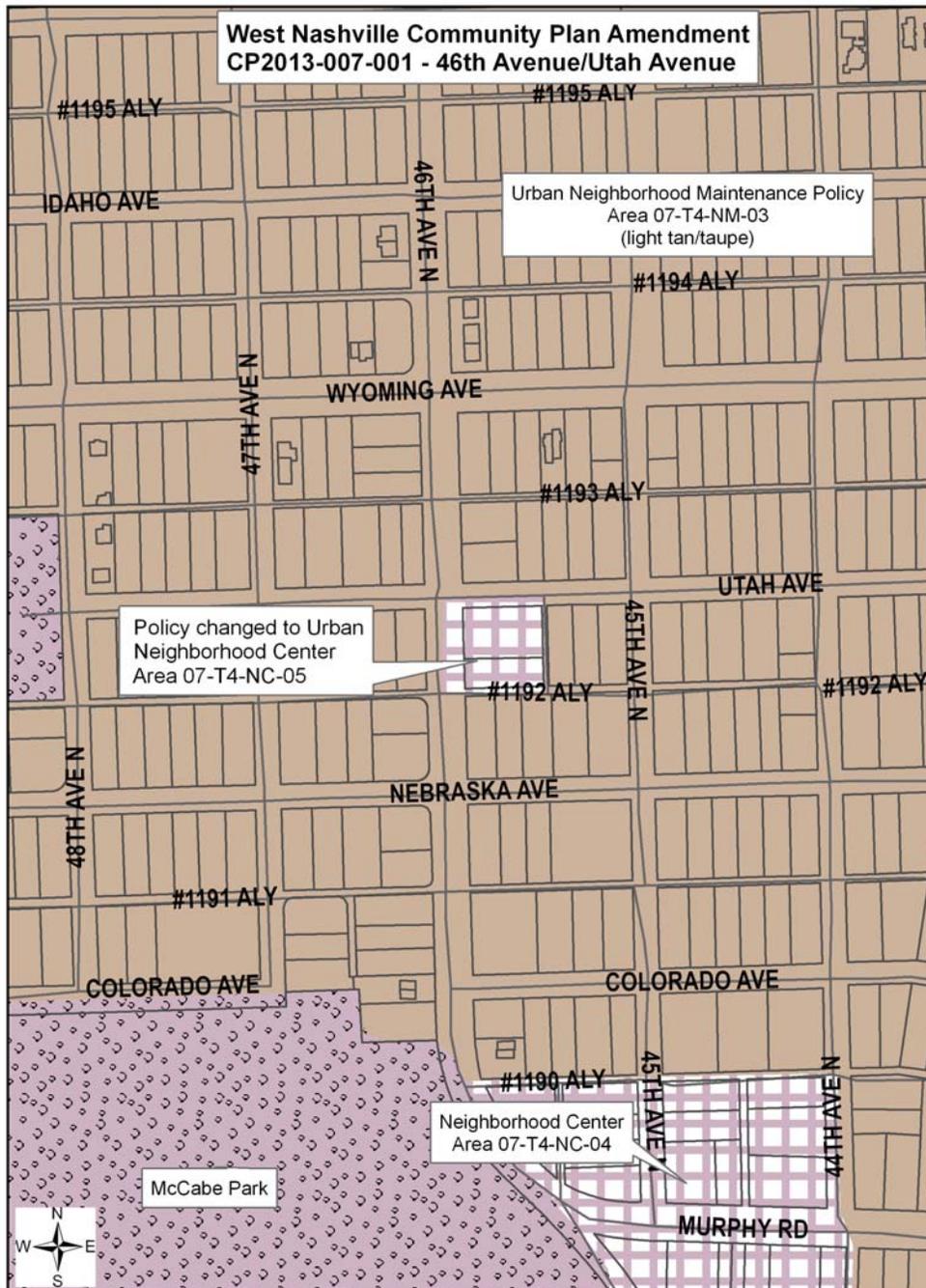
Attachment A to Resolution No. RS2013-95

The West Nashville Community Plan: 2009 Update is hereby amended as follows by adding the following to the Community Character Policy areas on page 105:

07-T4-NC-05

West Nashville's T4 Urban Neighborhood Center Area 5 is referenced as 07-T4-NC-05 on the accompanying map. It consists of a very small area in the southeast quadrant of 46th Avenue North and Utah Avenue. This policy area does not contain any unique features that warrant Special Policies; therefore, the guidance of the T4 Urban Neighborhood Center policy applies.

The West Nashville Community Plan: 2009 Update is hereby amended as follows by revising the policy map: Figure 1



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

Resolution No. RS2013-84

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-007-002 is **APPROVED. (6-0)**”

WHEREAS, the *West Nashville Community Plan: 2009 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on July 23, 2009; and

WHEREAS, on the community character policy element of the *West Nashville Community Plan: 2009 Update*, Suburban Open Space (Area 07-T3-OS-02) policy was applied to a portion of the property located at 6734 Charlotte Pike; and

WHEREAS, a major amendment was proposed by the property owners to change the policy for 4.22 acres of one parcel to Suburban Community Center (T3 CC) policy, along with a proposed zone change for a portion of the property located at 6734 Charlotte Pike; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on May 9, 2013, to consider the merits of amending the policies within the *West Nashville Community Plan* from Suburban Open Space (T3 OS) to Suburban Community Center (T3 CC) for this portion of the property; and

WHEREAS, the Metropolitan Planning Commission, empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 4** to the *West Nashville Community Plan: 2009 Update*, the addition of the graphic as shown on Attachment A (no additional text is needed), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 4** to the *West Nashville Community Plan: 2009 Update* is also adopted as part of the General Plan, and a certified copy of the *West Nashville Community Plan: 2009 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/
James McLean, Chairman

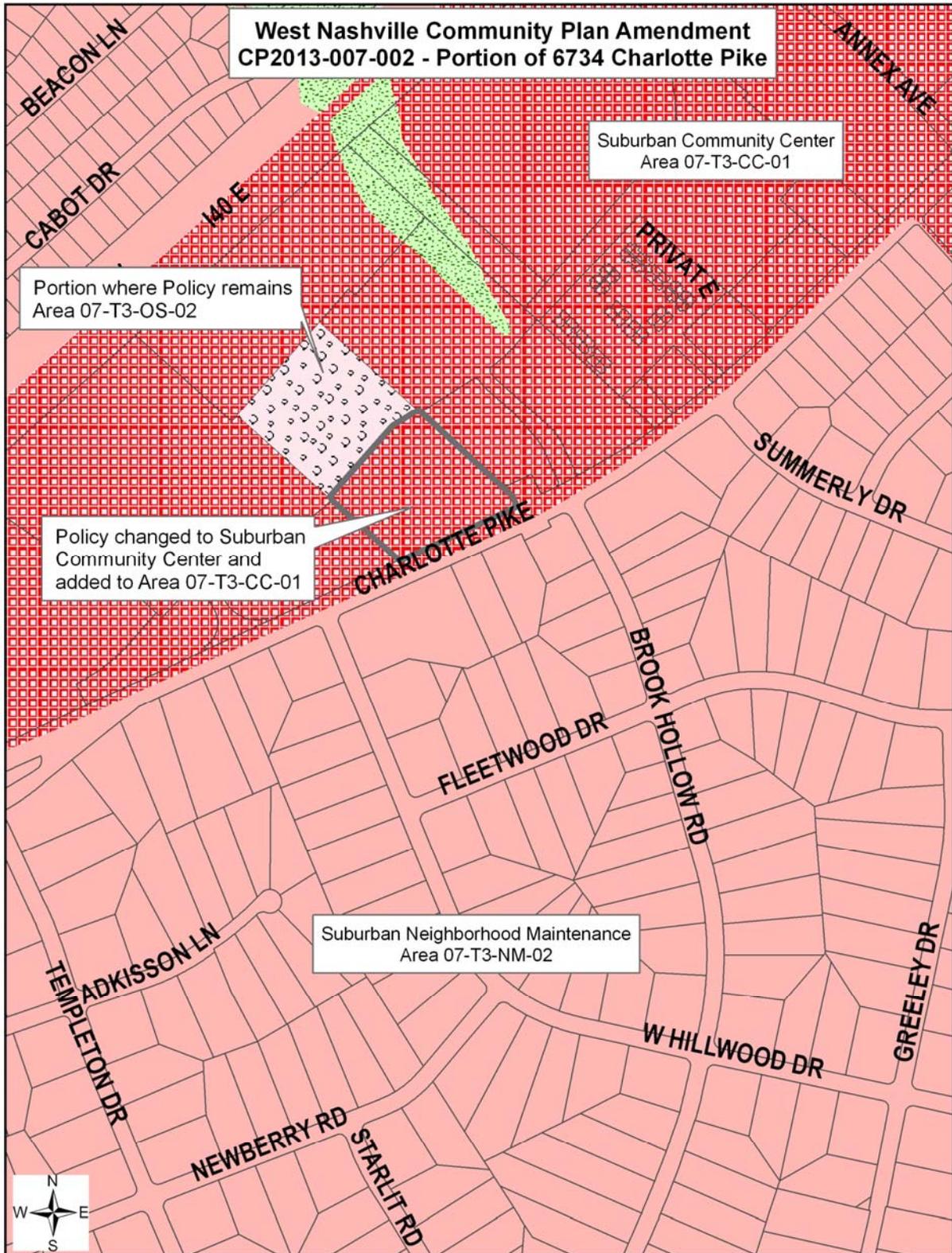
Adoption Date: May 9, 2013

Attest:

Rick Bernhardt /s/
Rick Bernhardt, Secretary and Executive Director

Attachment A to Resolution No. RS2013-84

The West Nashville Community Plan: 2009 Update is hereby amended as follows by revising the policy map: Figure 1



West Nashville Community Plan: 2009 Update

beginning of main document

West Nashville Community Plan: 2009 Update

Adopting Resolution

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

Resolution No. RS2009-92

“WHEREAS, the Metropolitan Planning Commission directed Planning Department staff to conduct open community meetings to provide the community the opportunity to work with staff on the updating of the *Subarea 7 Plan: 1999 Update* that was adopted on January 20, 2000; and

WHEREAS, from September 2008 through May 2009, the Metropolitan Planning Department staff working extensively with residents, Councilmembers, property owners, and civic and business interests, including conducting ten meetings in the community, prepared an updated plan for the West Nashville Community, previously referred to as Subarea 7; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on July 23, 2009 to obtain additional public input regarding the proposed *West Nashville Community Plan: 2009 Update*; and

WHEREAS, at the public hearing Planning Department staff recommended adding language to Chapter II of the draft plan as described in Attachment A to the resolution; and

WHEREAS, the Metropolitan Planning Commission finds that the updated plan for the West Nashville Community, including the addition recommended by staff, is appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby ADOPTS the *West Nashville Community Plan: 2009 Update* including the additional language in Chapter II as set forth in Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. The *West Nashville Community Plan: 2009 Update* is also adopted as part of the General Plan.”

/S/ James McLean
James McLean, Chairman

Adoption Date: July 23, 2009

Attest:
/S/ Rick Bernhardt
Rick Bernhardt, Secretary and Executive Director

West Nashville Community Plan: 2009 Update

Adopting Resolution: Attachment A

Attachment A

Planning Department staff recommends the following addition to the July 23, 2009 Public Hearing Draft of the “West Nashville Community Plan: 2009 Update.” As part of the section on page 49, Chapter II, add the following language:

07-T3-POS-06

West Nashville’s T3 Suburban Potential Open Space Area 6 is referenced as 07-T3-POS-06 on the accompanying map. It is the land that currently contains the Harding Academy Athletic Fields, located on Highway 70 at Brookmont Terrace. Should the existing use cease, the intent is for the site to be retained as open space and placed in public use if the opportunity should arise. Where the Special Policy is silent, the guidance of the T3 Suburban Potential Open Space policy applies.

- Alternate Policy
 - If this property is not secured for public open space use, the alternate policy is T3 Suburban Neighborhood Maintenance. Guidance for this policy area may be found in T3 Suburban Neighborhood Maintenance policy area 07-T3-NM-06 and within the T3 Suburban Neighborhood Maintenance policy.

MAJOR AND COLLECTOR STREET PLAN AMENDMENTS

Along with adopting the *West Nashville Community Plan: 2009 Update*, the Metro Planning Commission also amended the Major and Collector Street Plans to incorporate the roadway recommendations contained in the community plan update.

Resolution No. RS2009-93

“BE IT RESOLVED by the Metropolitan Planning Commission that 2009CP-007-002 is APPROVED. (8-0)”

Please refer to the minutes of the July 23, 2009 Metro Planning Commission meeting for the details of these amendments: <http://www.nashville.gov/mpc/pdfs/meetings/2009/090723m.pdf>

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CREDITS INSIDE BACK COVER

INTRODUCTION

The *West Nashville Community Plan: 2009 Update* (West Nashville Plan) replaces the Subarea 7 Plan updated in 1999. It will guide the community's growth, development and preservation over the next seven to ten years. The community plan update occurred over a nine month period with the participation of 300 residents, civic and community leaders, property owners, business owners, elected and appointed officials and developers working to assess growth, development and preservation options, to discern a shared vision for future growth, and to adopt development goals, design principles, Community Character Policies and other tools to achieve that vision.

West Nashville is a developed community, and its land use pattern has changed little since the 1999 plan update. The lack of change in overall land use patterns during the last ten years belies the fact that West Nashville has several neighborhoods and corridors that are growing – areas that are stronger and more attractive to new businesses and residents. The growing strength of neighborhoods and corridors in West Nashville was evident in the participation by residents, business owners, property owners, institutional representatives, and development professionals in the community plan update process and in the vision voiced by these stakeholders.

Realistically Facing Challenges and Building on Strengths

The West Nashville Plan takes a realistic approach to the challenges and opportunities that face the community – primarily how to maintain and enhance neighborhoods while enhancing corridors and centers with housing choices, improved services and transit – by offering policy goals that can be realized within the seven to ten year planning period. The West Nashville Plan builds on the strengths of West Nashville – its strong neighborhoods including revitalizing inner-ring neighborhoods; its mix of commercial, industrial, institutional, and office uses that provide employment in the community; its proximity to Downtown, Midtown and other employment centers; its easy access provided by major thoroughfares; and its diverse mixture of urban and suburban development. The West Nashville Plan identifies strengths to build upon and concrete strategies for land use, urban design and coordinated transportation and open space systems, to capitalize upon the strengths and address the community's challenges in the future.

Honoring Community Character

West Nashville stakeholders voiced a clear vision for creating a new development pattern on corridors – providing mixed use, office and commercial services at nodes along major corridors and providing design guidance to ensure that the mixed use development complements and serves the surrounding neighborhoods. Stakeholders were committed to maintaining current neighborhood centers at



West Nashville Community Plan: 2009 Update

Introduction



strategically placed nodes, within walking distance of existing neighborhoods, that provide commercial services to meet residents' daily needs.

Community members remain committed to preserving existing neighborhoods, which are largely single-family with some two-family homes and higher density multi-family development, and to providing new housing options, including townhomes and flats, in strategic locations primarily in neighborhood evolving areas and along the corridors.



Because land use and transportation planning are closely linked, the West Nashville Plan includes transportation recommendations that emphasize a well connected transportation system that supports and links multiple modes of transportation – pedestrian, vehicular, bicycle and transit. The West Nashville Plan also includes open space recommendations that identify existing and proposed park space, and encourage the use of parks, open space, and greenways to create active and sustainable communities.



Throughout areas of growth and areas of preservation, the West Nashville Plan uses Community Character Policies that are tailored to suburban and urban character and honor the diversity of character in West Nashville from the classic suburbs of West Meade and Hillwood, to the urban neighborhoods of the Nations and Sylvan Park. The West Nashville Plan uses Community Character Policies to avoid one-size-fits-all development and to reinforce and enhance the development pattern of existing neighborhoods, to thoughtfully locate additional housing options in strategic locations, to enhance the character of commercial nodes and mixed use corridors, and to preserve green spaces and natural areas.

The Vision for the West Nashville Community



The West Nashville Plan reflects the values and vision of the participants in the planning process, balanced with sound planning principles to achieve a realistic, long-term plan for sustainable growth, development and preservation. West Nashville community members envision a community that – in ten years – will see their existing neighborhoods maintained and enhanced with greater transportation options; a community that will provide additional housing options for long-time residents and new residents; a community that will have economically viable, attractive centers and corridors that are welcoming to walkers, cyclists and transit; a community that will have greater access to parks and greenways; a community that will preserve and enhance its diversity of employment centers; and a community that will preserve its environmentally sensitive features for better air and water quality and also as a distinctive feature of West Nashville.

West Nashville Community Plan: 2009 Update

Introduction

To bring about this vision, the *West Nashville Community Plan: 2009 Update* encourages development that is forward thinking in its approach to regionalism, sustainability, and creating complete communities. Development in the West Nashville Community should support the vision, goals, and objectives of the West Nashville Plan and the general intent of the Community Character Policies. Doing so will create the community that West Nashville stakeholders envision and a community that makes significant, positive contributions to the county and the region.



Photo courtesy of Dennis Corrieri

West Nashville Community Plan: 2009 Update

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CHAPTER I: PLANNING FUNDAMENTALS

INTRODUCTION

The *West Nashville Community Plan: 2009 Update* (West Nashville Plan) was created with the help of West Nashville residents, property owners, business owners, institutional leaders, development professionals, and elected and appointed officials, working together with planners from the Nashville/Davidson County Metropolitan Planning Department. This collaborative effort created a plan that establishes a vision for the future of the West Nashville Community and provides guidance for future development and preservation decisions.

The primary purpose of the West Nashville Plan is to provide a course of action to build the envisioned community established by stakeholders. In doing so, the West Nashville Plan guides public and private decisions and actions that shape the future development and preservation in West Nashville. Key decisions guided by the West Nashville Plan include:

- 1) Public and private investment decisions about where to build infrastructure and buildings;
- 2) Metro Planning Commission's recommendations and Metro Council's actions regarding zone change proposals;
- 3) Metro Planning Commission's actions regarding subdivisions; and
- 4) Metro Planning Commission's recommendations to Metro Council for Metro Government's annual Capital Improvements Budget Program (CIB). Prepared by the Metro Planning Commission and adopted by Metro Council, the CIB guides the creation, extension and replacement of public facilities such as sidewalks, roads, bridges, etc. and the sale of surplus public property.

The creation of the West Nashville Plan takes the participation of all stakeholders. During the process, a great deal of education occurs on the fundamentals of planning and the tools used to achieve the community's vision. This includes understanding Metro Nashville/Davidson County's commitment to sustainable development and understanding the role of the individual community in the larger Cumberland Region. This chapter begins with discussions about the West Nashville Community in the region and the impacts of the West Nashville Plan on the region. The chapter then turns to explaining the call for, and legal basis of, community planning. Finally, the chapter discusses how to use the community plan to realize the vision for growth and preservation in the West Nashville Community.



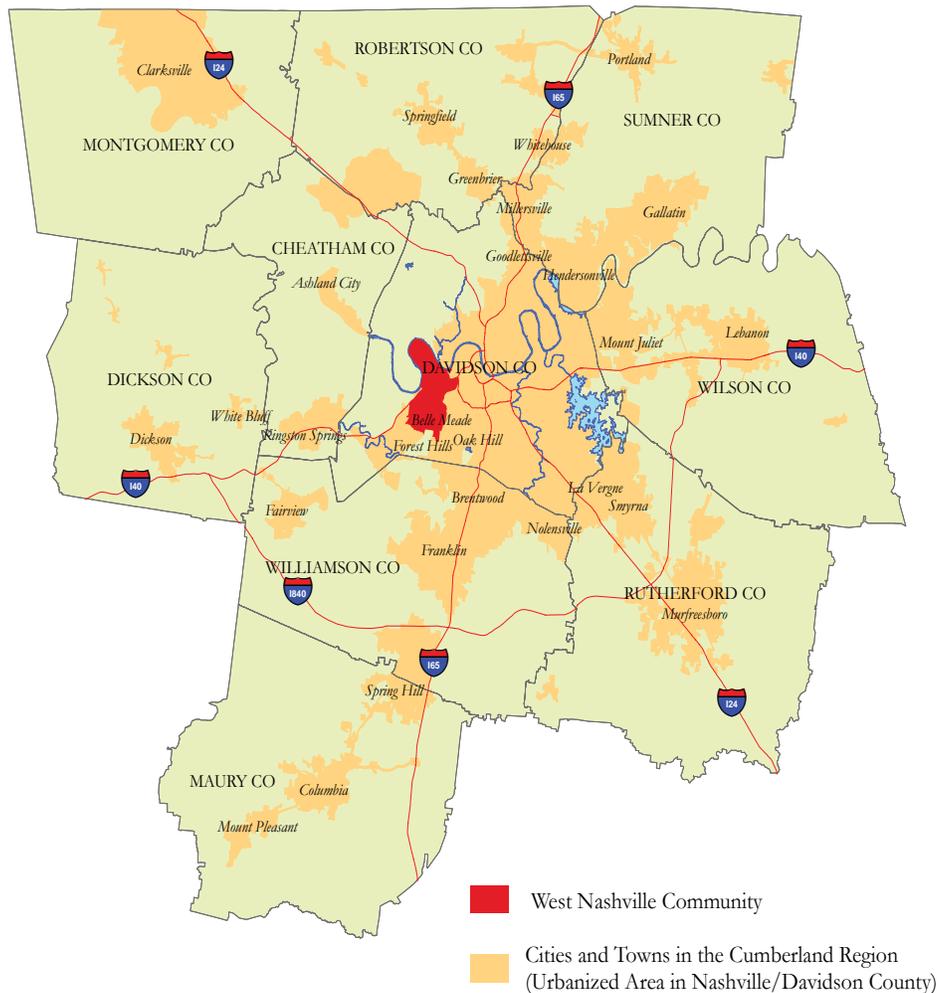
West Nashville Community Plan: 2009 Update

Chapter I: Planning Fundamentals

THE WEST NASHVILLE COMMUNITY PLAN IN RELATION TO LARGER PLANNING EFFORTS

In 1988, the Metro Planning Department began creating “community plans,” looking at growth, development and preservation in fourteen “communities,” each of which has its own Community Plan. The impact of growth, development and preservation in these communities rarely stops at their borders, however. West Nashville, for example, has many unique resources whose growth, development or preservation impact surrounding communities in Davidson County, and also impact the larger region. West Nashville’s unique resources include solid urban and suburban neighborhoods, active shopping areas along Charlotte Pike and White Bridge Road, well-located industrial districts, access to the Cumberland River, and a greenway system along Richland Creek as well as numerous parks. The health of each of these assets impacts Davidson County and helps Davidson County play a unique role in the larger Middle Tennessee region. This section considers the West Nashville Community in the context of the region, and the community’s impact on the county and the region. See Figure 1 for West Nashville’s location in the region.

FIGURE 1: WEST NASHVILLE IN THE CUMBERLAND REGION



West Nashville Community Plan: 2009 Update

Chapter I: Planning Fundamentals

Regional Growth – The Cumberland Region

Cumberland Region Tomorrow (CRT), a private, non-profit, citizen-based regional organization, outlines principles used in their work on regional growth. While CRT provides principles for *regional* planning, its tenets shed light on West Nashville's role in the larger region. These tenets are below in italics, followed by discussion of how each tenet is addressed in the West Nashville Plan.

Guide our communities' growth with comprehensive, community plans;

Planning for future growth, development and preservation of a community establishes the role of the community in the region. Identifying existing and projected economic, residential, recreational and transportation conditions and needs in light of what growth and development is occurring in the region is planning for growth comprehensively.

West Nashville has long been an employment center for Davidson County with 1,387 acres of industrial land, extensive state prison facilities, and numerous businesses and offices along Charlotte Pike and White Bridge Road, including the recent addition of the Nashville West shopping center. West Nashville also boasts strong neighborhoods and amenities such as parks and greenways. Despite these assets, some commercial centers in West Nashville struggle as development – both residential and commercial – continues at a brisk pace in communities and counties to the west of – essentially passing over West Nashville and encouraging sprawling development on greenfields. The West Nashville Plan recognizes the community's need to stay competitive in terms of the housing, employment and commercial services it offers. The West Nashville Plan creates a unique sense of place in West Nashville and encourages additional development in locations and forms that are compatible with, and that enhance, existing development.

Update zoning, subdivision and building codes to implement community plans;

The West Nashville Plan identifies where regulatory tools such as zoning should be used to implement the intent and goals of the Plan. The West Nashville Plan focuses on community character and form – design standards for the building and the site – rather than land use and density, to create compatible types of development and a mixture of uses.

Use design to protect and enhance our region's diversity of community character;

As mentioned above, the West Nashville Plan focuses primarily on community character and the form of development. In the West Nashville Community, focusing on diversity of community character means that residential development in the Nations should look different than residential development in West Meade, which should look different than residential development along Charlotte Avenue or in Belle Meade Highlands. The West Nashville Plan recognizes the diversity of development in West Nashville and provides guidance on how future development should occur to maintain that unique character.



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Redevelop and strengthen our region's cities, towns and rural communities to ensure a range of unique lifestyle choices; create a variety of housing choices for our region's diverse workforce;

The West Nashville Community includes both suburban and urban neighborhoods. To strengthen West Nashville's residential base, the West Nashville Plan encourages the preservation of its established neighborhoods and the enhancement of neighborhoods that are evolving and could benefit from additional development. The West Nashville Plan promotes growth – in the form of infill development – in areas with existing infrastructure and access to transportation, jobs, and services. This not only represents wise stewardship of Nashville/Davidson County's resources, it also allows the West Nashville Community to preserve areas with limited access to these resources and to protect environmentally sensitive areas.



Suburban neighborhoods are found in the central and southern portions of West Nashville. These neighborhoods have the typical features of suburban development – curvilinear streets, large lots, and primarily single-family detached homes with some two-family structures. These areas benefit from relative proximity to urban development and by a short commute to Downtown Nashville. To maintain their suburban character, the West Nashville Plan encourages the preservation of these areas by speaking to building type, building location, street design and natural features. The plan encourages compatible infill and creates opportunities for housing choice in strategic locations, primarily in prominent centers and corridors.



Urban areas in the West Nashville Community are the most appropriate for higher density residential development due to their existing infrastructure and proximity to corridors, centers and transit. As with suburban neighborhoods in West Nashville, the West Nashville Plan establishes which urban neighborhoods will be “maintained” largely in their current state with some enhancements and limited opportunities for compatible infill over the next planning period, and which neighborhoods are considered “evolving” and will likely experience greater change over the planning period.



By preserving and enhancing neighborhoods throughout West Nashville, and specifically by calling out particular areas for infill development and greater housing choice, the West Nashville Plan creates a stronger community and provides a range of housing choice for residents who live, work and recreate in the West Nashville Community. Providing housing choice, which also provides diversity in lifestyle options, allows residents to live near where they work, provides a choice of housing for residents regardless of their housing needs, and provides employees and consumers for local businesses and riders for transit.

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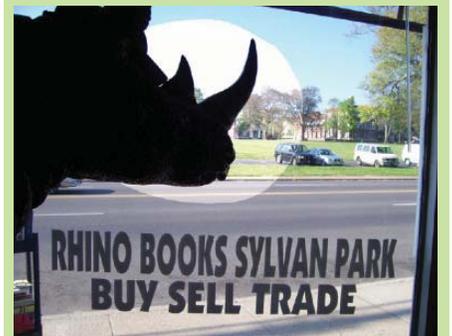
Conserve our region's land, water and natural resources for our future economic, health and cultural well-being;

While choices about use of land, water and natural resources may be made by individuals, the impacts of the choices are felt by the entire community and region. Approximately 11 percent, or 1,676 acres, of the West Nashville Community has steeply sloping land, with slopes 20 percent or greater. The West Nashville Community also has an estimated 1,862 acres within the 100-year floodplain, due to having a segment of the Cumberland River and Richland Creek and its tributaries within the area. The preservation of these natural features not only preserves the character of West Nashville, it also promotes water and air quality, provides wildlife corridors and may provide transportation corridors across the region. The West Nashville Plan encourages the preservation of these areas by limiting or prohibiting development where it has not occurred, or by remediation in areas where development has occurred on land with environmentally sensitive features.

Link land use and transportation planning to promote an integrated framework to guide growth and development;

One of West Nashville's assets is its multiple routes to Downtown Nashville and surrounding communities, cities and counties. The West Nashville Community is served by several major roads and has access to Briley Parkway and the Interstate system. Charlotte Avenue/Pike and Highway 100/Highway 70/Harding Road provide major east-west corridors that connect Downtown Nashville with the Bellevue Community and Cheatham County. Also, White Bridge Road serves as a primary north-south connection to the Green Hills Community.

Too often the non-Interstate corridors are thought of solely as thoroughfares through communities. These corridors should, however, also serve as destinations for the community. The West Nashville Plan strives to improve the dual role of these prominent corridors – as both passageways through the community and centers for the community. The West Nashville Plan enhances the transportation function of these corridors by encouraging land uses along the corridor that will support transit – encouraging higher-density housing, mixed use, commercial and office uses along these corridors. These corridors are encouraged to intensify over time to support multiple methods of transportation such as Bus Rapid Transit (BRT) and commuter rail. Along the corridors, the West Nashville Plan encourages nodal development at major intersections – concentrating mixed use development at prominent intersections, which prepares these areas for future transit stops and transit oriented development. The West Nashville planning process included collaboration with the Metro Transit Authority (MTA) on plans for transit service in the area, and collaboration with the Metropolitan Planning Organization (MPO), the regional transportation planning body, to consider appropriate mass transit options for corridors in a regional context.



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Guide public and private investment to efficiently use pre-existing infrastructure and developed land.

Sustainable development requires public and private entities to efficiently use land and resources. Infill development should be privileged over greenfield development to capitalize on existing infrastructure and services. This reduces the strain on a community's monetary and environmental resources, and provides greater transportation choice for residents. The West Nashville Plan encourages the use of existing land by emphasizing the redevelopment of underutilized land. Where entitlements do not exist, the West Nashville Plan supports the use of regulatory tools to spur growth and development in these areas. The implementation section of the West Nashville Plan outlines where public and private interests should intersect to ensure that the general principles of sustainability found within the West Nashville Plan and the *General Plan: Concept 2010* are met.



The West Nashville Community Plan in a Regional Context

Nashville plays several crucial roles in the Middle Tennessee Region, including economic engine; center of government, culture and recreation; host to unique natural features and environmental treasures; and home to hundreds of thousands of residents in settings from rural Joelton to the urban core of Downtown. West Nashville contributes to a number of these roles.



Community members who participated in the West Nashville Plan update understand the strengths of the community and that those strengths are the foundation on which the community's vision stands. The strengths of the West Nashville Community point to the unique role the community serves in Nashville/Davidson County and the larger region. The West Nashville Plan considers the elements of the natural and built environment in West Nashville – from open space and natural features to buildings and streets – as part of a larger system that must work cohesively to be successful. Likewise, West Nashville is part of a larger system of communities within Nashville/Davidson County and is part of the greater Middle Tennessee Region. This section briefly describes West Nashville's role in Nashville/Davidson County and the larger Middle Tennessee Region.

Economic Engine – Commercial and Industrial Development

West Nashville provides several employment centers for Davidson County, with significant industrial sites, extensive state prison facilities in Cockrill Bend, numerous businesses and offices along Charlotte Avenue/Pike and White Bridge Road, and the recently-built Nashville West shopping center. The West Nashville Plan recognizes the community's need to stay competitive and plans for additional development in a form that enables West Nashville to be competitive with surrounding counties, but that is unique to the West Nashville Community.



West Nashville contributes to Nashville's role as the economic engine of the region by hosting a significant portion of industrial land. In 2008, 1,162 acres of

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Residential Development

West Nashville is an attractive residential location as evidenced by 7,887 acres, or 55.8 percent of land, being used for residences, in both suburban and urban settings, for a total of almost 19,000 housing units. There is a diversity of housing types and settings in West Nashville. Some areas are predominantly single-family detached housing, and the housing choice options are more limited in these areas than in other portions of the community. Inner-ring neighborhoods, such as Sylvan Heights, Sylvan Park, the Nations, Robertson and Urbandale, provide urban housing options, while Charlotte Park, Hillwood, West Meade, Belle Meade Links and Belle Meade Highlands offer a more suburban setting.



The predominance of housing in West Nashville points to West Nashville's role in Davidson County of providing housing. While other communities in Davidson County host major employment centers (such as Downtown, West End or MetroCenter) or industrial centers, West Nashville provides housing in a diversity of settings in close proximity to employment centers.



While West Nashville has a range of housing options, additional housing choice can be provided with more housing opportunities in strategic locations, such as in mixed use centers and along corridors. Providing additional housing options in strategic locations addresses the issue of "aging in place." There are a variety of housing types in West Nashville, but most neighborhoods have only one predominant building type – usually single-family detached homes. If, for example, a long-time resident of the Hillwood area wanted to remain in that neighborhood, but no longer wanted the maintenance of a large-lot single-family home, there would be few, if any, choices available. During the plan update process, West Nashville stakeholders were open to additional housing types, ranging from townhomes to flats, so long as the additional housing types were strategically located (generally in centers and along corridors as a transition between more intense development and less intense development) and thoughtfully designed to complement and/or enhance existing neighborhoods.



To offer housing choice to current residents and new residents, keeping West Nashville competitive in the region, the West Nashville Plan encourages mixed uses and higher density residential surrounding and within West Nashville's centers and corridors and encourages additional housing types in neighborhood evolving areas.

Recreation – Community Services and Open Space

One of West Nashville's primary contributions to the Middle Tennessee Region is in providing community services and open space. West Nashville hosts the Richland Creek Greenway System and numerous parks and golf courses throughout the community. The West Nashville Community currently contributes over 480 acres of park land to the region (and another 3,051 acres of community facilities). This

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includes the Richland Creek Greenway, larger parks such as McCabe Park and Golf Course and the Cockrill Bend natural area, community parks such as Charlotte and West Parks, and neighborhood parks such as Richland, H.G. Hill and Parmer Parks. There are also two private golf courses located in the community.

In addition, open space is provided via Metro school sites as well as libraries and civic and public benefit areas, linking open space and community facilities in West Nashville. The Richland Branch Library is an example of a prominent community facility that is a focal point along Charlotte Avenue.

West Nashville stakeholders value existing open space and encourage the addition of open space and enhanced community facilities. Community members recognize the value of natural areas in Cockrill Bend and along creeks as well as the benefits to the surrounding neighborhoods from parks and open spaces related to the schools. While the current parks and open spaces in West Nashville are beloved by the community, they also are important components of a plan for open space preservation on a countywide and even regional scale, as shown in Figure 3 on page 15. The West Nashville Plan recommends extending the Richland Creek Greenway system to connect parks and to add to this larger network of open space and connections between open spaces.

Natural Features and Environmental Treasures

Although West Nashville is primarily developed, the community still has environmentally sensitive features that add tremendously to the character of the area and should be preserved. Natural features in the West Nashville Community include numerous creeks, steep slopes, and a segment of the Cumberland River. Refer to Figure 3, which shows how these environmentally sensitive features are part of a larger, regional open space network including parks and environmentally sensitive features.

The primary environmentally sensitive features in West Nashville surround the major waterways that pass through the community – segments of the Cumberland River, and Richland Creek and its tributaries. Given restrictions on building structures in the floodplain, floodplain areas are excellent locations for greenways. Greenways protect sensitive land and habitats near the water, provide improved water quality, and may be used to create a network of recreational open space in the form of a greenway trail. A two-mile greenway segment is already present along a central portion of Richland Creek and there are plans for expanding it to eventually connect with the Cumberland River and to the south with Percy Warner Park. A greenway is also envisioned along the Cumberland River. These greenways provide benefits to West Nashville, but also connect the community to a county-wide and regional open space preservation network. Additional details for these greenways are included in Chapter IV: Open Space Plan of this document.



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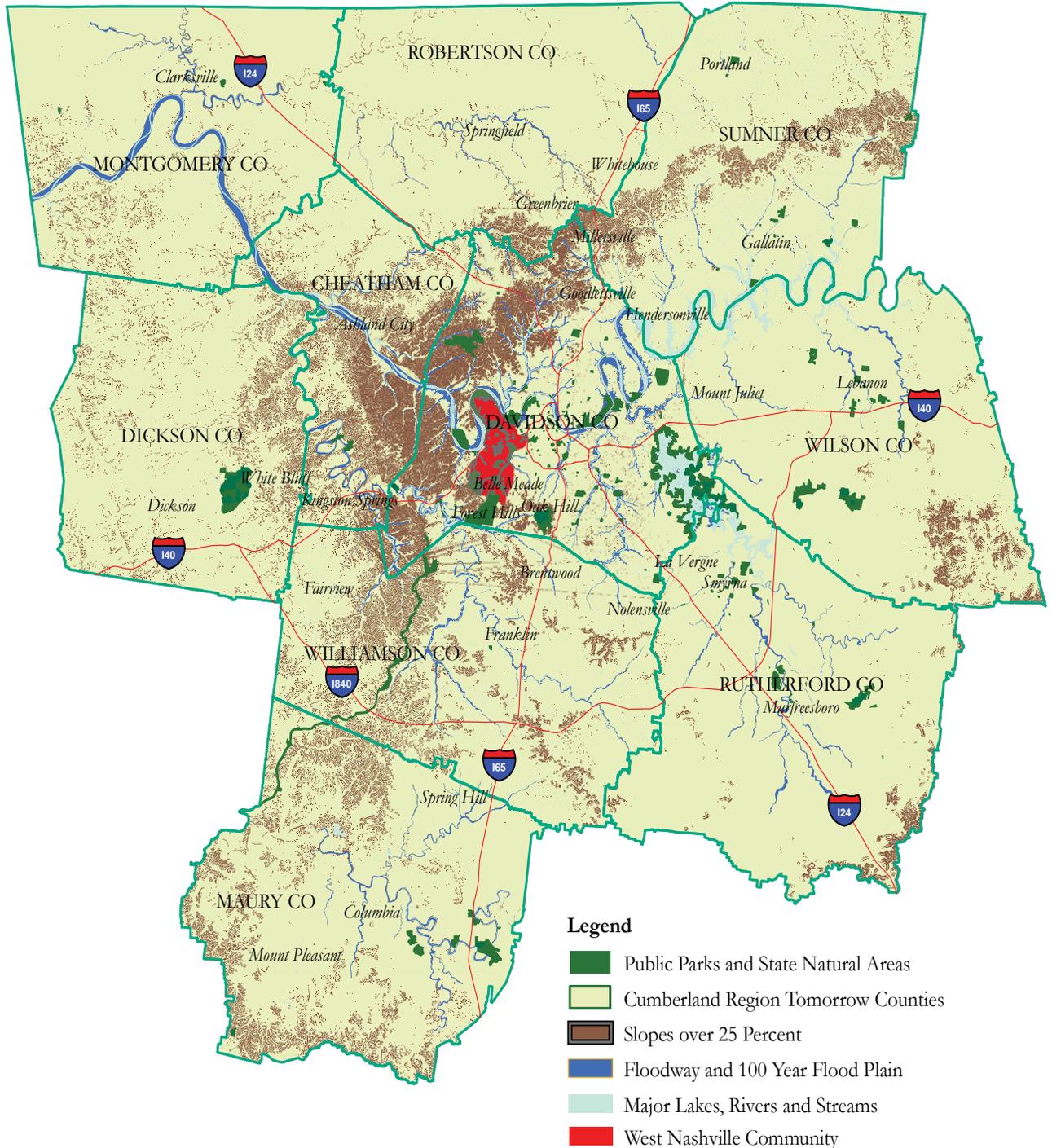
West Nashville also contains areas of steep slopes – the hills that define the character of West Meade and Hillwood. Many of these areas are also comprised of unstable soils that are stabilized by tree cover. In addition to stabilizing steep slopes, forest cover also aids in absorbing water run-off and provides crucial wildlife habitat and wildlife corridors.



In conclusion, the West Nashville Community has significant assets to provide to the Middle Tennessee Region in terms of a diversity of housing settings, enjoyable recreational offerings, prominent corridors that provide employment and services, and environmental treasures, such as rolling hills, forests, streams, creeks and rivers that define the character of Middle Tennessee. West Nashville's future vitality depends, however, on how it capitalizes on these assets – particularly on how it redevelops its prominent corridors (Charlotte Avenue/Pike and White Bridge Road) to offer a mix of uses, including a mix of housing, with densities and intensities to support commercial development and transit and how it preserves and enhances its neighborhoods, open spaces and environmentally sensitive features.



FIGURE 3: WEST NASHVILLE IN THE CUMBERLAND REGION: OPEN SPACE



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THE FOUNDATIONS OF THE WEST NASHVILLE COMMUNITY PLAN

Concept 2010

State law (TCA 13-3-301 through 304 and TCA 13-4-201 through 203) charges municipal governments with creating a general plan to guide future development decisions. *Concept 2010: A General Plan for Nashville and Davidson County* (Concept 2010) is Nashville/Davidson County's general plan, adopted by the Metro Planning Commission in 1992. The General Plan is not a single document, but a group of related documents. The Concept 2010 document establishes the general philosophy and vision for the future growth and development in the County. Concept 2010 contains broad, long-term, foundational, countywide policies for the more detailed planning conducted for each community.

In addition to Concept 2010, the General Plan includes fourteen community plans (formerly called "subarea plans") and several functional plans that provide in-depth study of specific topics. The functional plans, developed in conjunction with other Metropolitan Government departments, include plans for transportation, economic development, historic preservation, parks and recreation, and housing. The community plans and functional plans are adopted as part of the General Plan, but are reviewed and updated more frequently than the General Plan.

The authors of Concept 2010 thoughtfully chose to structure the General Plan to ensure that the plan would be a timely, relevant, meaningful guide rather than a static document. As the document states, "Rather than formatting a plan in one document that might remain static for twenty or even thirty years, this Commission has chosen a general plan consisting of a twenty year overview, which is the guiding document, and various functional plans, locational or subarea plans and various implementation tools that would be reviewed on a more frequent basis." The West Nashville Community Plan is one of fourteen community plans, updated every seven to ten years and designed to guide public and private development decisions to create the community envisioned by community stakeholders.

Sustainable Development

The 2009 update of the West Nashville Community Plan reflects the spirit of Concept 2010 and adheres closely to Concept 2010's main tenets. Most importantly, the West Nashville Plan embodies Concept 2010's commitment to what the Metro Planning Commission has come to discuss as "sustainable development."

Sustainable development is understood as having four core elements, each of which is introduced in Concept 2010. The West Nashville Plan meets the four core elements of sustainable development, each of which is discussed below.



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1. *A commitment to balancing growth with the social/cultural identity of the community and with protection of the environmental assets of the County;*

The West Nashville Plan encourages the preservation of existing, sustainable neighborhoods, in both suburban and urban areas, while identifying locations for additional housing choice in evolving neighborhoods and in some centers and corridors. The plan encourages the enhancement and intensification of these identified areas to add housing choice, support area commercial establishments, and support transit while preserving established neighborhoods. By encouraging intensification in strategic locations, other less intensely developed areas and areas with environmental assets may be preserved.



2. *A commitment to creating development that is beneficial to the community today and in the future;*

The West Nashville Plan sets forth development standards that ensure that development will be beneficial to the community today and in the future. The plan recognizes that West Nashville, like other communities in Nashville/Davidson County, struggles with the aesthetic and functional qualities of its commercial corridors and centers. Past developments may have been economically successful in their time, but they have not always enhanced the community. The West Nashville Plan emphasizes the form and character of development in centers and corridors, creating viable and functional commercial areas that enhance the community, create a sense of place, provide more services and housing to the community, and set the stage for enhanced transit opportunities. Similarly, the West Nashville Plan encourages the preservation of existing sustainable neighborhoods and the enhancement or creation of sustainable neighborhoods where additional housing types provide housing choice for today and for the future.



3. *A commitment to engaging all stakeholders in planning for growth and development in Nashville/Davidson County;*

Stakeholders in the West Nashville Community include residents, property owners, businesses, institutional leaders, development professionals and elected or appointed officials. Community Planning in Nashville/Davidson County relies on stakeholder engagement as set forth in Concept 2010. A series of growth management forums to gather public input informed Concept 2010. Likewise, the Metro Planning Department utilizes community meetings and other channels for public input in updating the community plans. West Nashville stakeholders met over the course of seven months to update the West Nashville Plan.



4. *A commitment to thinking regionally in planning for the growth and development of Nashville/Davidson County.*

West Nashville's unique location – located close to Downtown Nashville on one end, but extending to the more suburban area of neighboring Bellevue – provides both challenges and opportunities for its future health. While growth outward from Downtown Nashville created new opportunities for the area in the past, now the



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growth continues beyond West Nashville and into the surrounding communities and counties, potentially leaving West Nashville behind as new “greenfields” are developed elsewhere. West Nashville is now at a unique point in its development. The inner ring neighborhoods such as Sylvan Park and Sylvan Heights are experiencing renewed interest and redevelopment that is just now beginning in the Nations and Urbandale. The neighborhoods of Hillwood, West Meade and Belle Meade continue to be highly desirable places to live, but face additional pressure from the increasing traffic that passes through these neighborhoods continuing on to destinations in surrounding communities.

In updating the West Nashville Plan, community stakeholders recognized several assets that the community can build upon, including: the community’s location (especially its proximity to Downtown Nashville); established neighborhoods and room for new neighborhoods; areas of commercial, office and industrial uses with opportunities for well-designed, increased intensity; and natural treasures such as Richland Creek and the community’s rolling hills. The plan recognizes these assets and attempts to capitalize on them in positioning West Nashville for growth and preservation in the future and a unique role in the region.

The Transect

The Transect is the central organizing tool of the Community Character Policies, which are the main product of the West Nashville Plan. The Transect is a system for categorizing, understanding and guiding the various development patterns of a region, from the most rural to the most urban. The Transect calls for all elements of the natural and built environment to be consistent with the character of the Transect category within which they are located.

The Nashville/Davidson County Transect consists of seven categories of natural and built environments:

- T1 Natural
- T2 Rural
- T3 Suburban
- T4 Urban
- T5 Center
- T6 Downtown
- D District

The Transect system is used to ensure diversity of development in Nashville/Davidson County by discouraging homogenous development. Instead, it recognizes that West Meade is a classically suburban neighborhood and should be encouraged to remain that way, while Sylvan Park is an urban neighborhood form that should also be preserved. The Transect recognizes that the neighborhoods along Charlotte Avenue east of White Bridge Road are more urban while neighborhoods west of White Bridge Road are classically suburban, and that both development

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patterns are viable and desirable in the larger West Nashville Community. While different Transect categories can sit side-by-side, it is crucial that within each Transect category, each element of development should be harmonious with that category. Just as a curb, gutter and sidewalk would look out of place in the hills of West Meade, having suburban spacing and setbacks in West Nashville's urban neighborhoods would also be inappropriate.

Determining the Transect category for each area in the West Nashville Community was the first step in creating the West Nashville Plan. In working with the community, Planning staff determined which areas of the West Nashville Community were considered to be T3 Suburban, T4 Urban and D Districts. The character of each of these areas was then refined by determining which community elements were present (see discussion below) and which Community Character Policies should be applied to each area. Figure 4 shows the West Nashville Community Transect.

The West Nashville Transect

Currently, the West Nashville Community does not have any T1 Natural, T2 Rural, T5 Center, or T6 Downtown areas.

T3 Suburban Transect areas have a mixture of uses, including residential, civic and public benefit, and mixed use areas that are generally separated from one another, with residential as the predominant use. Building patterns vary, but T3 Suburban Transect neighborhoods are generally characterized by moderate to deep setbacks and side yards, curvilinear streets, and informal landscaping. Residential building types include single-family and two-family structures as well as multi-family structures. T3 Suburban Transect areas dominate much of the West Nashville Community and are found in the central and southern portions of the community, including the neighborhoods of Charlotte Park, Hillwood, West Meade, Belle Meade Links, Warner Park Valley and Belle Meade Highlands.

T4 Urban Transect areas also have a mixture of uses – residential, civic and public benefit, and mixed use – but these are more likely to be found in closer proximity to one another. Mixed use and commercial buildings are characterized by shallow setbacks where buildings may be built to the back edge of sidewalks. Residential buildings generally have shallow setbacks and spacing. Streets are linear with a higher level of connectivity, and landscaping is more formal with street trees and other formal plantings. T4 Urban Transect areas generally contain a greater mixture of housing as well. Single-family and two-family homes may be located in close proximity to multi-family, and building types are ideally mixed, creating a cohesive development pattern. In West Nashville, T4 Urban Transect areas are concentrated in the eastern and central portions of the community, near the Charlotte Avenue corridor, and include the neighborhoods of Robertson, Urbandale, Nations, Sylvan Heights and Sylvan Park.



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District Transect areas are for singular uses that may interact differently from their surroundings. District Transect areas may need to be isolated from surrounding uses, or may need to engage with surrounding uses, while still recognizing the difference in use and built form. District Transect areas include Impact, Industrial, Major Institutional and Office Concentration Community Character Policies. As an example of the unique situation of Districts, Industrial Districts may need special isolation so as not to be a nuisance to residential areas. Meanwhile, a Major Institution, such as a college or university, may encourage interaction with the surrounding neighborhoods – providing a resource to the neighborhoods. In West Nashville, District Transect areas are concentrated in Cockrill Bend and include the Impact Districts of the state prison facilities, the John C. Tune Airport, and the quarry as well as the large Industrial District. A Major Institutional District, the Nashville Tech campus, is located off White Bridge Road. In West Nashville, there are not any identified Office Concentration Districts.

A detailed description of each Transect category is contained in the Community Character Manual in the introduction for each Community Character Policy. Understanding the Transect, how it is applied, and the character that it establishes, creates consistency in development in Nashville/Davidson County. The policies and regulations that govern land development in Nashville/Davidson County should promote development that is consistent within each Transect category. This consistency needs to extend from the broad policy level (for example, what land uses or transportation elements are appropriate) all the way down to the specific regulations that implement the policies (for example, how a sidewalk should look in different Transect categories).

The Community Elements

The Transect describes the built environment from the most natural and rural areas to the most urban areas across a region. The “built environment,” that the Transect describes, is comprised of four basic Community Elements:

- Open Space
- Neighborhoods
- Centers
- Corridors

Each of these Community Elements is found within most of the Transect categories, but the scale, character, and intensity of the Community Element varies depending on the Transect category in which it is located. For example, a Center in the T2 Rural Transect may consist of two storefronts at a rural intersection, while a Center in the T4 Urban Transect may be an entire block of walkable shops and offices built to the sidewalk.

Ideally, each area in the West Nashville Community would have easy access to all of the Community Elements. For instance, every neighborhood would have access to Open Space and Centers and/or Corridors where residents could work,



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shop, or visit. In the West Nashville Plan, where a community element does not exist, the policy encourages its incorporation into the fabric of the community or the creation of the Community Element in nearby proximity.

The West Nashville Community Elements

Open Space is the least developed Community Element in each Transect category. In many instances, it preserves the natural environment from growth and development. In other instances, open space may be developed in a low-impact manner to provide recreation opportunities for the community. Open space can take many different forms within a Transect category, but requires planning in order to create a space that is truly beneficial to its users. In T1 Natural and T2 Rural settings, open space is generally passive, utilizing the natural vegetation as its landscape with few, if any, additional amenities. In T3 Suburban and T4 Urban settings, open space becomes more formal to accommodate active recreational uses, with passive uses accommodated by plazas, courtyards, and squares. As described in the *Nashville and Davidson County Metropolitan Parks and Greenways Master Plan*, open spaces do not exist in isolation and should be designed to reflect the needs and context of the surrounding neighborhood and community.

In West Nashville, examples of open space include Richland Park, West Park, Parmer Park and Charlotte Park. Open space may also exist as a portion of public benefit uses, such as schools, community centers, and post offices. Refer to Chapter IV: Open Space Plan, for additional details.

Neighborhoods are the backbone of the larger community, providing a diversity of housing for residents at every point in the life cycle. The West Nashville Plan encourages a carefully integrated, well-designed mixture of housing types and densities. To strike balance between providing diversity in housing and maintaining the existing or envisioned character of the neighborhood, several factors are considered, including building type and location, and the building's mass, placement, and orientation.

Neighborhoods within West Nashville range from neighborhoods comprised primarily of single-family housing to neighborhoods that contain a mixture ranging from single-family and two-family to multi-family housing. The Community Character Policies generally place neighborhoods in one of two categories – “maintenance neighborhoods” which indicate that the neighborhood is not anticipated to change significantly within the planning period of seven to ten years and “evolving neighborhoods” which indicate that the neighborhood or undeveloped residential land is likely to experience significant change over the planning period. The majority of neighborhoods in West Nashville are maintenance neighborhoods. A few evolving neighborhoods exist adjacent to prominent centers and corridors.

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Centers are gathering places situated within neighborhoods or at the edges of adjoining neighborhoods or communities. Centers offer access to retail and services, civic and public benefit uses such as schools, churches and post offices, employment and, in some cases, residential options. Centers vary in form, character and intensity across the Transect. In T3 Suburban and T4 Urban Center areas, centers are concentrated areas of commercial, residential, employment, entertainment, and civic/public benefit uses that may serve the immediate neighborhood or community and vary in size and scale.

In West Nashville, centers range from small-scale neighborhood centers such as the neighborhood center at 46th Avenue and Murphy Road, to larger community centers such as the Nashville West shopping area or the area around the intersection of Charlotte Pike and White Bridge Road. To be sustainable, centers are encouraged to be mixed use and accessible to pedestrians, cyclists, transit and vehicles. The West Nashville Plan encourages the existing centers to develop into walkable, mixed use areas of activity at a scale appropriate to their service area and to the character of surrounding development.

Corridors link neighborhoods, communities and the region. The scale and character of the corridor can vary depending on its use and location in a particular Transect category – T2 Rural, T3 Suburban, T4 Urban, T5 Centers, or District. Corridors are intended to be designed and to function differently depending on the Transect category through which they pass.

As corridors pass through Transect categories from a more natural setting to an urban setting, they change in character and size. The land uses adjacent to corridors change as well. For example, in T1 Natural and T2 Rural settings, corridors should be designed to not overwhelm the landscape, and are often built to follow the natural topography of the land. Buildings may be clustered near corridor intersections in towns and hamlets. In these areas, land uses along the corridors are limited to residential and are often removed, with deep setbacks, from view.

In T3 Suburban areas, corridors act as throughways, moving people to and from the outer areas of the region into more densely populated urban areas. Land uses adjoining these corridors range from residential to commercial uses contributing to the increase in usage of the corridor. Land uses in suburban areas are preferably centered at corridor intersections, but are also found in a linear fashion along the corridor with deeper setbacks, where possible, to accommodate landscaping.

In T4 Urban areas, buildings more closely frame the corridors, and sidewalks, bikeways and transit offer additional mobility options. Land uses along the corridor include residential, civic and public benefit buildings, as well as mixed use and commercial. Buildings are placed and oriented so that they address the street.



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Because the street grid is generally more complete in urban areas, people have multiple routes and the corridors begin to function not only as throughways, but also as destinations. Corridors that serve neighborhoods, centers, and open space are designed to accommodate the changing community elements (neighborhood, center, open space) they encounter and the changing form and character of the Transect categories through which they pass.



In West Nashville there are several prominent corridors that connect open space, neighborhoods, and centers throughout the community. Charlotte Avenue/Pike, Briley Parkway, and White Bridge Road are corridors in West Nashville that travel through one or more Transect category. For example, Charlotte Avenue/Pike extends through T3 Suburban and T4 Urban Transect areas.



HOW TO USE THE WEST NASHVILLE COMMUNITY PLAN

Community Character Manual, Community Character Policies and Special Policies

The *Community Character Manual* (CCM) is a functional plan component of Nashville's *Concept 2010: A General Plan for Nashville and Davidson County*. Adopted by the Planning Commission in 2008, the CCM has three main functions: to explain and institute the Community Character Policies that will be applied in each Community Plan; to provide direction for the creation of implementation tools such as zoning; and to help shape the form and character of open space, neighborhoods, centers, corridors and districts within communities. The West Nashville Plan is the second community plan update to utilize the Community Character Policies in the CCM.



The CCM is the dictionary of Community Character Policies that are applied to land in the West Nashville Community. The CCM organizes the policies first by Transect category, then by Community Element as discussed previously. The West Nashville Plan is structured in this way as well. For example, all T3 Suburban Community Character Policies are found in one chapter and are discussed starting with Open Space, then Neighborhoods, then Centers, and finally Corridors.

Step 1 – Read the Community Character Policy in the CCM

Users of the West Nashville Plan should first determine what Community Character Policy is applied to the property that is of interest. Users should look at the West Nashville Community Character Policy Map and find the Community Character Policy Area (see “Interpreting Maps” below). The user can then refer to that specific Community Character Policy in the CCM (a separate document), which provides guidance on a variety of design principles, appropriate zoning districts, and building types.

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Step 2 – Read the West Nashville Community Plan to determine if there are any Special Policies for the area, including Infill Areas

Within some Community Character Policy areas there are unique features that were identified during the community planning process where additional guidance is needed beyond what is provided in the CCM. This additional guidance is referred to as a Special Policy and is included in each community plan. The Special Policies may provide additional specificity to the broad language in CCM or they may describe conditions that deviate slightly from the CCM policy. In all cases, users should first refer to the separate CCM document to understand the policy's intent, its application, its general characteristics and its design principles. Then look at the West Nashville Plan for any Special Policies that discuss unique conditions that may exist. The Special Policies are not identified as a separate graphic on the map, but are found within the text of a Community Character Policy Area. Thus, when a user looks up a Community Character Policy Area on a map, its number will correspond with the Special Policies in the text. The Community Character Policy Plan and Special Policies are found in Chapter II of the West Nashville Plan.

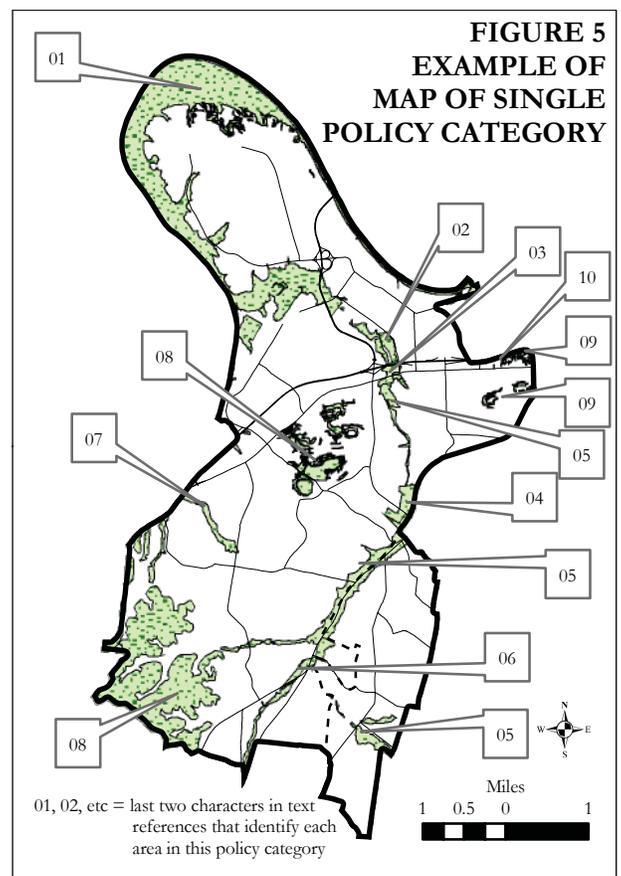
Some Neighborhood Maintenance Community Character Policy areas have Infill Areas, which are denoted on the Community Character Policy Map with purple dashed lines. Infill areas are those that are under-utilized or under-developed properties in mostly developed areas that might develop over the seven to ten year planning period. Infill areas are highlighted so that the West Nashville Plan can provide guidance on how the properties should develop, generally stating whether the development should preserve, enhance, or create community character.

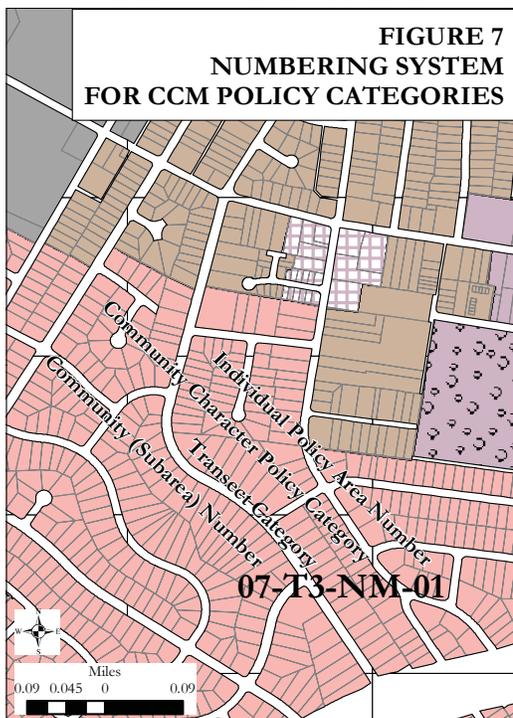
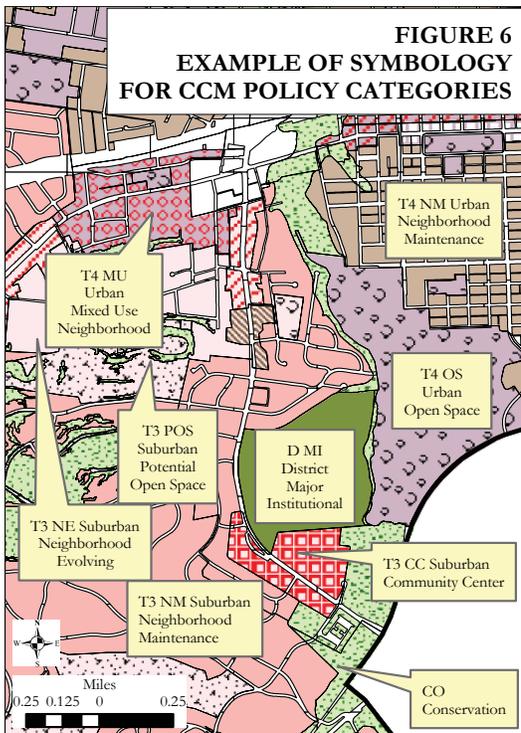
A small map is included at the beginning of each Community Character Policy in Chapter II, which displays all of the areas in West Nashville with that Community Character Policy. See Figure 5.

Step 3 – Read the “General Principles” in the CCM for additional guidance on specific development and preservation topics

In addition to the Community Character Policy and Special Policies unique to the area, users are encouraged to review the “General Principles” at the beginning of the CCM, where topics such as historically significant properties, transitions between Community Character Policies, and stormwater are addressed.

The CCM provides General Principles that are further defined in the West Nashville Plan. The Community Character Policies and Special Policies should be used in the creation of development proposals and neighborhood, center, corridor and community planning efforts. The CCM provides information that enables residents, business owners, property owners, institutional representatives, developers, and elected officials to take a proactive role in the community planning process to preserve the diversity of development that is a hallmark of Nashville/Davidson County and create sustainable development for the future.





Interpreting Maps in the West Nashville Community Plan

The West Nashville Plan includes several maps. The *Transect Map* (Figure 4 above) shows the first assessment of the envisioned character of the West Nashville Community, determining which areas, if any, will be rural, suburban, urban, centers and districts. The Transect Map is refined and enhanced in the *Concept Plan* found in Chapter II (Figure 9). The Concept Plan reveals many of the ideas that the community has about its future growth, development and preservation.

The Concept Plan is translated into a *Community Character Policy Map*, found in Chapter II (Figure 10), where the vision for the West Nashville Community is enacted through Community Character Policies. When using the West Nashville Community Character Policy Map to determine the guidance for a particular property, there are several items on the map to be aware of – the Community Character Policies and their symbols; Community Character Policy Areas (their numbers and Special Policies); and Infill Areas.

Community Character Policy Symbolology

Community Character Policies are applied to all land in West Nashville, and each Community Character Policy has a unique symbol that is a combination of a color and a pattern. The color indicates the Transect category and the pattern indicates the Community Character Policy. For example, all T3 Suburban Transect areas are denoted by a pink base color. The various Community Character Policies have different patterns layered on the base color to create a unique symbol. See Figure 6.

Community Character Policy Areas Numbering

Because different areas can have the same Community Character Policy, but still have different character, the Community Character Policies are further identified by areas and are called Community Character Policy (CCP) Areas. The *CCP Areas* have policy boundaries that are identified by the development patterns (lot sizes, spacing of homes, in some instances density and intensity, and zoning), and unique features in the area. To further identify these areas, a *CCP Area Number* is assigned to them and they are subsequently mapped on the West Nashville Community Character Policy Plan Map as shown in Figure 7.

The CCP Area Number is displayed as: **07-T3-NM-01**. The **07** identifies the Community Planning area. The West Nashville Plan is Subarea 7 and is referenced as **07**. The **T3** identifies the Transect category. In this case, the Transect category is T3 Suburban. The **NM** identifies the Community Character Policy. In this case, the Community

Character Policy is Neighborhood Maintenance. Finally, the **01** identifies the Community Character Policy Area. In this case, it is Area 1.

Note that there may be areas with the same Community Character Policies applied in different neighborhoods or areas that are non-contiguous, because these areas generally have the same character, thus their CCP Area Numbers are the same. See Figure 8.

Community Character Policies Influence Future Development

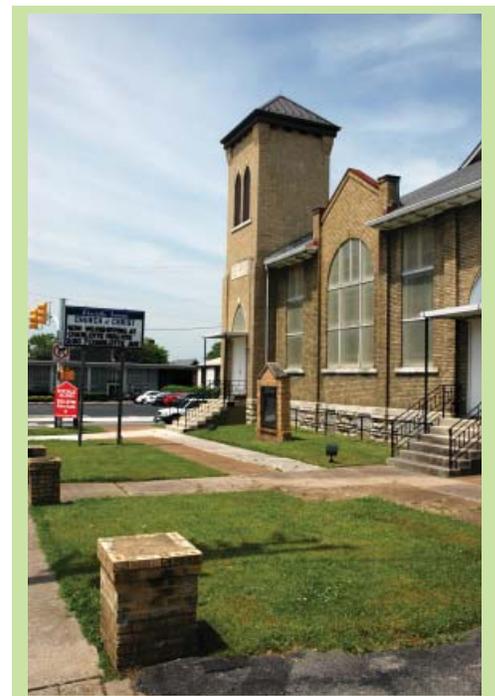
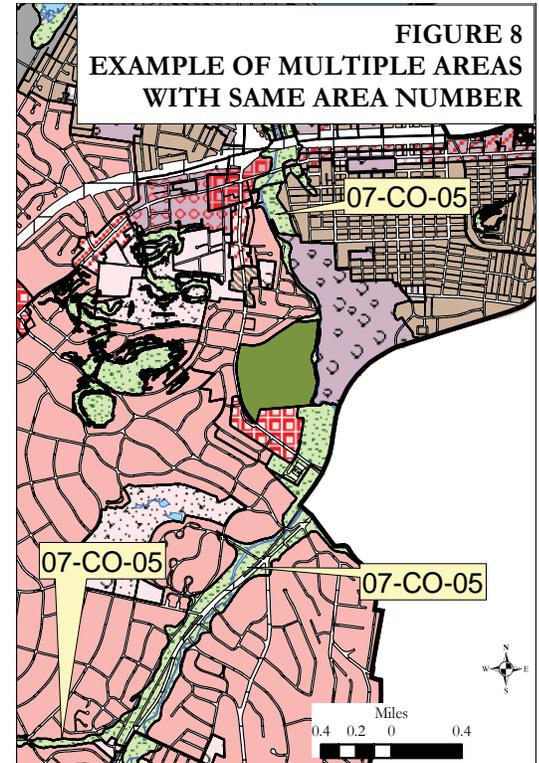
The West Nashville Plan is policy document. Unlike zoning, it is not regulatory. The West Nashville Plan does not alter the existing zoning on properties, nor does it initiate the taking of property. Rather, the West Nashville Plan is used to guide Metro Planning staff recommendations to the Metro Planning Commission and the Metro Council on future zoning decisions, which is when the regulatory details regarding future land uses and densities/intensities of the property are determined. Zone change proposals are encouraged to follow the guidance of the West Nashville Plan. The plan also guides decisions on Metro's Capital Improvements Budget and Program (CIB) and also decisions regarding surplus properties. The West Nashville Plan guides subdivision decisions to a lesser degree.

The Community Plan can set the stage for individual property owners or groups of owners to change their zoning to fully realize the future plan. Additional planning may occur to develop a Detailed Design Plan or an Urban Design Overlay (UDO) or to rezone an area to a Specific Plan District (SP).

The UDO is an additional layer of zoning that overlays base zoning districts and allows for additional urban design regulations. The SP is a base zoning district where the rules of development are created to be more specific to the proposed development or to achieve a specific vision. Both tools are used to achieve more specific, higher design standards than traditional base zoning districts would allow.

In some cases, either the UDO or the SP is a logical next step from the Community Plan if the community wishes to fully implement its vision. While the Community Plan applies specific policy guidance, which guides decisions on future zone change and subdivision requests, the UDO and the SP actually change zoning and have regulatory effect.

After a UDO or SP is adopted at Council, any final development construction plans submitted for approval of development within the UDO or the SP must be reviewed to ensure that they follow the standards stipulated in the UDO or the SP.



West Nashville Community Plan: 2009 Update

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CHAPTER II: ENVISIONED WEST NASHVILLE COMMUNITY CHARACTER

INTRODUCTION

This section begins with the Concept Plan and Vision Statement for the West Nashville Community. The Concept Plan is a broad graphic representation of the community's vision for future growth and preservation, blended with sound planning principles, and outlines the appropriate location of particular land uses. The Vision Statement and Concept Plan are accompanied by the Development Goals which provide additional details regarding each of the systems that support the proposed land uses. The chapter concludes with the Community Character Policy Plan, a map and text references that complement and build upon the policy guidance found in the Community Character Manual (CCM). This also includes any Special Policies uniquely tailored for the West Nashville Community.

THE WEST NASHVILLE COMMUNITY CONCEPT PLAN

The Concept Plan, shown in Figure 9, is a visual representation of the West Nashville Community's vision for future growth and preservation. The Concept Plan illustrates the focus on maintaining the character of existing stable urban and suburban residential neighborhoods. This is shown in the beige color. The character of these areas varies across the West Nashville Community, and the character is further defined by the application of Community Character Policies.

Another area of emphasis is the preservation of the community's numerous natural areas, including areas with environmentally sensitive features, such as floodplains and steep slopes, and public parks and open space. These are shown on the Concept Plan in three shades of green. An important aspect included in this is preserving existing trees and over time adding additional trees throughout the community. The plan also encourages the preservation and/or reclamation of floodplain areas. The Richland Creek Greenway is a well used amenity for the community and numerous stakeholders would like to see the greenway expanded to connect with the Cumberland River and south to Percy Warner Park.

Another area of emphasis is on enhancing centers and corridors. The West Nashville Community has numerous centers, ranging from small-scale, such as the corner market, to large-scale, such as the Nashville West shopping area. The centers are shown in various shades and patterns of pink and red. These areas should, however, be enhanced by adding a mixture of uses, additional housing options, additional connections for pedestrians and cyclists, and additional transportation options such as transit as well as by creating well designed land use transitions to adjacent residential areas.



West Nashville Community Plan: 2009 Update

Chapter II: Envisioned West Nashville Community Character



A common goal for the community is providing additional pedestrian, bikeway and greenway connections. For example, additional connections are needed along prominent corridors, in centers, around schools, and around parks.

The Concept Plan was created by asking community members their vision for the West Nashville Community (see a synopsis of the community's comments in Appendix B). These comments are then balanced with sound planning principles and Metro Nashville/Davidson County's commitment to sustainable growth.

Drawing from the conversations held at the visioning session, a vision emerges. The Vision Statement is a narrative that accompanies the Concept Plan. The West Nashville Vision Statement creates a definition for growth, development and preservation in the community over a seven to ten year time period.



THE WEST NASHVILLE COMMUNITY VISION STATEMENT

West Nashville is a collection of several unique areas ranging from classic suburban neighborhoods to urban neighborhoods boasting housing diversity and walk-to-conveniences. What this diverse group of neighborhoods shares is a strong sense of identity and spirit. West Nashville's proximity to Downtown Nashville, West End, Vanderbilt and Green Hills commercial centers as well as the Cumberland River, Richland Creek, Percy Warner Park and other points of interest in Davidson County make it an attractive and convenient community in which to live, work, shop, and recreate.



West Nashville's strong sense of community is based on the appreciation of its diversity of neighborhoods and built environments, its parks and natural areas, convenient commercial services, and areas of historic character and natural features. The West Nashville Community seeks to build on these assets to become an even more livable and sustainable community where:

- ❖ Established neighborhoods throughout the community are preserved;
- ❖ Trees, natural areas, open space, rivers/creeks, floodplains, steep slopes and wildlife habitat are preserved or reclaimed;
- ❖ Choices in housing and transportation are provided; and
- ❖ Centers and corridors, such as Charlotte Avenue/Pike and White Bridge Road, are enhanced utilizing high standards of design to provide a more varied selection of commercial services, access for pedestrians and bicyclists, and a balanced mixture of housing, employment opportunities, and community services.



West Nashville seeks to maintain its community spirit by engaging all residents, property owners, business owners, institutional leaders, and elected officials in the achievement of the vision to create a more livable and sustainable community.