

Bellevue Community Plan Update: Visioning Workshop Questions and Follow-Up

All the information gathered in the Visioning Workshops will be considered by planners as the process moves forward. The following are responses to specific questions and comments received at the Bellevue Visioning Workshops (held in May 2011).

Questions and Follow-Up from Visioning Workshops – May 10, 2011 and May 19, 2011

❖ Natural Areas, Parks and Open Space

- Areas with floodplains, steep slopes, unstable soils, and wetlands will be placed in Natural Conservation policy which encourages preservation and, when needed, remediation of the natural features. The goal is that environmentally sensitive features are kept in a natural state and any development is minimal and has minimal impact. *Note that some environmentally sensitive land has already been granted some development rights. Whenever possible, the Plan will attempt to ensure that the development has minimal impact.*
- Planners are analyzing important viewsheds for the community. That analysis will be presented at a later community meeting.
- Planners will follow up with the Parks Department on planned parks and greenways and future park and greenway needs, including suggestions made by the community for new parks and greenway connections and open space improvements. This analysis will be discussed with the community as part of the Open Space Network discussion at the September 15 meeting.
- Additional multi-modal connections (sidewalks and bikeways), including those connecting the park network, will be analyzed and discussed with the community as part of the Transportation Network discussion at the September 15 meeting. In the meantime, planners will discuss community needs and suggestions with the Public Works Department.
- *Question – What’s going on with replacing the bridge on the greenway that was washed out during the flood?*
- *Answer from the Metro Parks Department:* Metro Parks is currently assessing the process by which we can safely recover the bridge while doing the least amount of damage to the environment. We hope to avoid cutting trees and building any kind of staging area. The first requirement of the recovery process is waiting until the ground is completely dry and stable before attempting to operate heavy equipment near the river.
 - For questions or additional information, please contact the Metro Parks Department at www.nashville.gov/parks/about/index.asp or by phone at 615-862-8400.
- *Question – Canoe access near Coley Davis is blocked off right now and I cannot get a canoe into the River. Please check with Parks on why it is closed off.*
- *Answer from the Metro Parks Department:* The Coley Davis canoe launch is not completed yet. There is still another round of improvements to be made before it can be officially opened. The gate to the Coley Davis canoe launch is currently being operated by the Harpeth Youth Soccer Association. The hours are essentially dawn to dusk. They are very strict with their access gates because they have experienced considerable damage to their facilities by off-road vehicles. Metro Parks installed the gate at the canoe access road to stop an epidemic of dumping that was taking place there along with the unauthorized use by off road vehicles. We are currently working with the Harpeth River Watershed Alliance, the Tennessee Scenic Rivers Association, and with the Harpeth State Park Rangers to reach an agreement that will open that access on a more workable schedule for the boating community.
 - For questions or additional information, please contact the Metro Parks Department at www.nashville.gov/parks/about/index.asp or by phone at 615-862-8400.
- *Question – Why is the Nature Center closed on Sundays? Hours should be aligned with times families would use it.*
- *Answer from the Metro Parks Department:* Metro Parks would like to have the nature centers open on Sundays. Budget cuts have resulted in staffing reductions that make it unfeasible to expand hours at this time.

- For questions or additional information, please contact the Metro Parks Department at www.nashville.gov/parks/about/index.asp or by phone at 615-862-8400.
- *Comment – Soccer field area treated like private facility and access to greenway is difficult when they have gates closed. Soccer fields and area should be a public use park for all residents of Bellevue.*
- *Response from the Metro Parks Department:* That entire park property is sub-leased by the Harpeth Youth Soccer Association. The hours are essentially dawn to dusk. They are very strict with their access gates because they have experienced considerable damage to their facilities by off-road vehicles. Long-term greenway plans are to relocate the fencing inside the HYSA parking area to allow public access to a trailhead that will be built as part of a future phase of the Harpeth River Greenway.
 - For questions or additional information on the current access and hours of operation, please contact the Harpeth Youth Soccer Association at www.hysa-tn.org/ or by phone at 615-662-1466.
- *Question - Ball field in front of quarry – what is the status of those?*
- *Answer - This is not Metro property. It is our understanding that this property belongs to Vulcan and they, at one point in time, let people use them to play ball. It seems that is no longer the case. It could be that people stopped using them and maintaining them or that Vulcan is now using this property.*
 - For questions or additional information, please contact Vulcan at <http://vulcanmaterials.com/contact.asp> or by phone at 205-298-3000.

❖ **Rural and Single Family Housing**

- Areas with floodplains, steep slopes, unstable soils, and wetlands will be placed in Natural Conservation policy which encourages preservation and, when needed, remediation of the natural features. The goal is that environmentally sensitive features are kept in a natural state and any development is minimal and has minimal impact.
- Very large lot homes and farmland (that are not within sensitive environmental features) will be placed in rural policies that focus on maintaining environmental features and agricultural uses.
- Additional multi-modal connections (sidewalks, bikeways and greenways or multi-use paths), including those connecting neighborhoods to other areas, will be analyzed and discussed with the community as part of the Transportation Network discussion at the September 15 meeting. In the meantime, planners will discuss community needs and suggestions with the Public Works Department and Parks Department.
- Participants expressed interest in learning more about conservation subdivisions and how they might help Bellevue further protect sensitive natural features. Planners will continue to analyze this and discuss this tool and its application with the community at meetings later this summer.
- *Question – How do you keep your neighborhood owner-occupied?*
- *Answer – The community plan does not control or designate property as either owner-occupied property or rental property. Some neighborhood associations utilize home ownership classes/programs and marketing their neighborhoods as tools to increase owner-occupancy rates. However, national trends indicate a rise in people choosing to rent versus buying a home as a result of the recent recession and issues in the housing market, and as demographics change with the “Millennials” entering the housing market and wary of home ownership and “Baby Boomers” seeking to downsize their housing.*

❖ **Mixed Housing (Two Family, Townhomes, Multifamily)**

- Areas with floodplains, steep slopes, unstable soils, and wetlands will be placed in Natural Conservation policy which encourages preservation and, when needed, remediation of the natural features. The goal is that environmentally sensitive features are kept in a natural state and any development is minimal and has minimal impact.
- Additional multi-modal connections (sidewalks, bikeways and greenways or multi-use paths), including those connecting neighborhoods to other areas, will be analyzed and discussed with the community as part of the Transportation Network discussion at the September 15 meeting. In the meantime, planners will discuss community needs and suggestions with the Public Works Department and Parks Department.
- *Question – Research how much land in Bellevue is zoned for multi-family, where the multi-family has not yet been built.*
- *Comment – One table participant stated they had heard Bellevue actually has a low number of apartments per capita compared with other parts of Nashville. Others disagreed and felt there are way too many apartments and that this is an inaccurate statement.*
- Planners are continuing to research property development rights, including approved rezonings, planned unit developments (PUDs), and subdivisions. Results of this analysis will be available before the August 18 community meeting.
- Currently, the Bellevue Community area has 2,329 acres zoned for multi-family use. This represents 5% of the community's total land. In the Bellevue Community, multi-family zoning districts include:
 - RM2 (2 units/acre) – 506 acres zoned
 - RM4 (4 units/acre) – 996 acres zoned
 - RM6 (6 units/acre) – 136 acres zoned
 - RM9 (9 units/acre) – 334 acres zoned
 - RM15 (15 units/acre) – 32 acres zoned
 - RM20 (20 units/acre) – 141 acres zoned
 - OR20 (office/residential (20 units/acre) – 9 acres zoned
- Property assessor records indicate 4,659 residential condos and 5,755 apartment units in the Bellevue Community. Planners will make comparisons with other community planning areas and provide these results to the community before the August 18 community meeting.
- Additional information regarding zoning and land uses in the Bellevue Community may be found in the Background Report at: http://www.nashville.gov/mpc/communityplans/subarea/subarea6_update.asp
- *Question – check multi-family near Wal-Mart on River Road – is it Section 8?*
- This is an apartment complex called the Hallmark at Bellevue. There are approximately fifty residents with Section 8 status living there. Property records show a total of 100 apartment units.

❖ **Commercial / Mixed Use**

- Planners will work with the Metro Transit Authority to discuss public transit needs and suggestions in Bellevue. This will be discussed with the community as part of the discussion on Centers and Corridors at the August 18 community meeting and in the Transportation Network discussion at the September 15 community meeting.
- Additional multi-modal connections (sidewalks, bikeways and greenways or multi-use paths), including those connecting neighborhoods to commercial areas, will be analyzed and discussed with the community as part of the Transportation Network discussion at the September 15 community meeting. In addition, planners will discuss community needs and suggestions with the Public Works Department and Parks Department.
- *Question – What is happening with the mall?*
- *Answer – The same company owns the mall that has owned it for a few years now – Inland. They are working with a local developer, George Thomlin, who focuses on retail development and are actively trying to secure funding to redevelop the mall property. Planners will request a meeting with the development team to discuss the mall*

redevelopment and community suggestions for the mall redevelopment. Planners will also work on hypothetical development scenarios based on community suggestions – showing how community suggestions for redevelopment *could* play out. These will be reviewed at the community meeting on Corridors and Centers on August 18.

- *Question – What’s happening with the old Regal Cinema site’s property next to the Harpeth?*
- *Answer – This property is all floodplain and does not have anything built on it. It was acquired by “Highway 70 Lake, LLC” on March 10, 2011. Planners will attempt to track down the owner, which is difficult when it is a “LLC” without a person’s name and the mailing address is a post office box, and see if they have any plans for the property.*

- *Question – Several parking lots need potholes fixed. Can the owners be made to fix them?*
- *Answer – The city’s Code regarding Property Standards – Chapter 16.24.330.D – “Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, shall be maintained free from hazardous conditions, and shall be kept in a safe, clean, and sanitary condition.”*
 - To report a potential violation, please contact the Metro Department of Codes and Building Safety at www.nashville.gov/codes/index.asp or call 615-862-6500.

- *Question – What is going to happen at I-40 and McCrory Lane? What are the approved plans? What is the timing on improving the I-40 interchange and beginning development?*
- *Answer – This development was first approved in the mid-80s and referred to as the Biltmore Planned Unit Development (PUD). Currently, it contains 1,100 acres. It was amended in 2005 to add 108.6 acres and permit 441 single family lots, 576 townhomes, 380 stacked flats, and 900,000 square feet of retail, restaurant, office and hotel uses. This replaced the previously approved 380 single family lots, 110 duplex lots, 800 stacked flats, and 1,851,100 square feet of retail, restaurant, office and hotel uses. With the recent announcement of a new interchange at McCrory and I40 – an \$8.3 million dollar public/private project to replace the old 1960 interchange – this area is poised to become a future center of the Bellevue Community. The road improvements are expected to take about three years to complete.*
- *Planners will check if there is an approved development arrangement plan to show the community for this approved development. Planners will request a meeting with the property owners and ask for additional details and report back to the community at a later meeting.*

- *Question – What are the approved plans for development on the old drag strip (by Newsom Station Mill, north of I-40 within the bend of the Harpeth River)?*
- *Answer – This property, called Olde Mill, was rezoned in 2007 (Council BL2007-1405). It was approved for 16 two-family units, 35 townhome units, and 197 single-family homes for a total of 248 dwelling units. However, nothing has happened on the property yet. It is now time for the four-year review that occurs with Specific Plan zone districts. The results of that review will be discussed at the September 22nd Metro Planning Commission meeting. Planners will use the results of this meeting – and input from the community – to address this site in the Bellevue Community Plan.*

- *Question – What is being built next to the Hindu Temple on Old Hickory Boulevard?*
- *Answer – The Hindu Temple requested to the Board of Zoning Appeals on April 3, 2008 (Case # 2008-022), requesting that they be allowed to build an expansion onto the temple, plus three priest quarters. The residential that is being built is the priest quarters. A portion of the site is zoned RM4 (residential multi-family at four units per acre). In the Planning Department’s report to the Board of Zoning Appeals (which is part of the Department of Codes and Building Safety), planners recommended preservation of steep slopes and vegetation.*
 - For questions or more information on the status of the project and approved building plans, contact the Department of Codes at 615-862-6500.

- *Comment – Want to see less fast food and more sit-down restaurants. One table member had heard from multiple small business owners that Harpeth Valley Utility District’s standards for new businesses/restaurants were too strict, and it kept restaurants out.*

- The Harpeth Valley Utility District’s fees are higher than Metro’s. For Metro’s fee schedule please refer to: www.nashville.gov/water/docs/development/FeeScheduleCapacityTap.pdf and for the Harpeth Valley Utility District’s fee schedule, please refer to: www.hvud.com/html/schedule_of_rates.php
- *Question – Is fire protection coverage adequate?*
- *Answer –* Currently, Nashville has 39 fire stations that cover 533 square miles. The Bellevue area has Station 37 on Colice Jeanne Road and Station 34 on Highway 70S.
 - For questions or additional information on fire protection services, please contact the Metro Fire Department at www.nashfire.org/ or call 615-862-5421. The department’s website has a feature that tells you the distance to the closest fire hydrant.
- *Question – How are ambulances provided in the area? How many are there?*
- *Answer –* Years ago, ambulances were privately run by funeral homes. In 1974, the Fire Department added the Emergency Medical Services division. Firefighters are now cross-trained as emergency medical technicians (EMTs) and paramedics and respond to any type of emergency situation. In addition, there are hospital ambulances and private ambulance companies.
 - For questions or additional information on ambulance coverage and emergency services, please contact the Metro Fire Department at www.nashfire.org/ or call 615-862-5421.

❖ **Corridors**

- Suggested roadway improvements and transportation issues will be analyzed by planners and discussed with the appropriate agency, either the Public Works Department or the Tennessee Department of Transportation (TDOT). The Transportation Network will be discussed with the community at the September 15 community meeting.
- Planners will work with the Metro Transit Authority to discuss public transit needs and suggestions in Bellevue and report back to the community as part of the discussion about the Transportation Network at the September 15 community meeting.

❖ **Civic Uses**

- *Question – What’s the status of the new Bellevue Library?*
- A consultant is currently working with the Library Department to select the best location for the new library. They hope to have a decision on the location during the summer. It is unlikely that the new library will be part of the mall redevelopment due to the difficulty in the mall owners obtaining financing, and the new library needs to move forward. The Library Department has \$1 million dollars approved for land acquisition and design in the budget but will have to get construction funding approved (it is in the budget but has not been approved). Planners will pass on community thoughts and suggestions to the Library Department regarding Bellevue’s new library.
 - For questions or additional information, contact the Nashville Public Library at www.library.nashville.org/ or by phone at 615-862-5800.
- *Question – Are there plans for new schools – elementary, middle and high schools?*
- Metro Schools reevaluates school needs on a frequent basis, and their current plans, in place through 2014, do not call for any new elementary or middle schools in the Bellevue area. The high school cluster that Bellevue is in has capacity. There are no plans at this time for a new high school.
 - For questions or additional information, contact Metro Nashville Public Schools at www.mnps.org/site234.aspx or by phone at 615-259-4636.

❖ Miscellaneous Comments

- *Comment – Concern expressed about a previous Subarea 6 sub-committee that was telling people north of I-40 what to do – believe it was disbanded.*
- The Planning Department no longer uses citizen advisory committees during community plan updates. Years ago when the Bellevue Community Plan was first being developed there was an advisory committee. However, there was not a citizen advisory committee during the last update in 2002/2003 and there is not one now. All stakeholders are welcome at the table to provide comments and ask questions.
- *Comment – Emphasized many times how South Bellevue and North Bellevue are completely different and should technically be separated because they are different communities all together. Topography and way of life are very different from north to south.*
- Each of the Planning Department's community plan areas represents more than one community. As a matter of convenience in naming, the Planning Department does not recognize each neighborhood as part of the name but does try to recognize the larger communities. In future meetings, planners will recognize the different communities, such as Bellevue, Pasquo, Centenary and White's Bend, and not refer to the entire area as Bellevue.