

**METROPOLITAN PLANNING COMMISSION  
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE  
Resolution No. RS2006-045**

“WHEREAS, the *Green Hills - Midtown Community Plan: 2005 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on July 28, 2005; and,

WHEREAS, a request was made to change the land use policy in the Community Plan from “Residential Medium Density (RM)” to “Residential High Density (RH)” for a site on the northeast side of Woodmont Bv. as shown on “Attachment A” to this resolution; and,

WHEREAS, notification was duly given and two meetings were held--a community meeting on October 20, 2005 and a public hearing by the Metropolitan Planning Commission on January 12, 2006 that was continued to February 9, 2006--to provide interested persons the opportunity to express their views about the requested amendment; and,

WHEREAS, the Metropolitan Planning Commission finds that changing land use policy to “Residential High Density (RH)” as requested would be appropriate only in conjunction with the application of a “Special Policy” to limit the intensity of development within the “RH” policy area, and to achieve an effective transitional development pattern on the subject site and sustainable policy boundary intended to halt further intensification along Woodmont Bv.; 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 *Green Hills – Midtown Community Plan: 2005 Update* the change in land use policy to “Residential High Density (RH)” and the application of “Special Policy # 15” as shown and described on “Attachment A” to this resolution, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.

          /S/ James Lawson          

James Lawson, Chairman  
Adoption Date: February 9, 2006  
Attest:

          /S/ Rick Bernhardt          

Rick Bernhardt  
Secretary and Executive Director

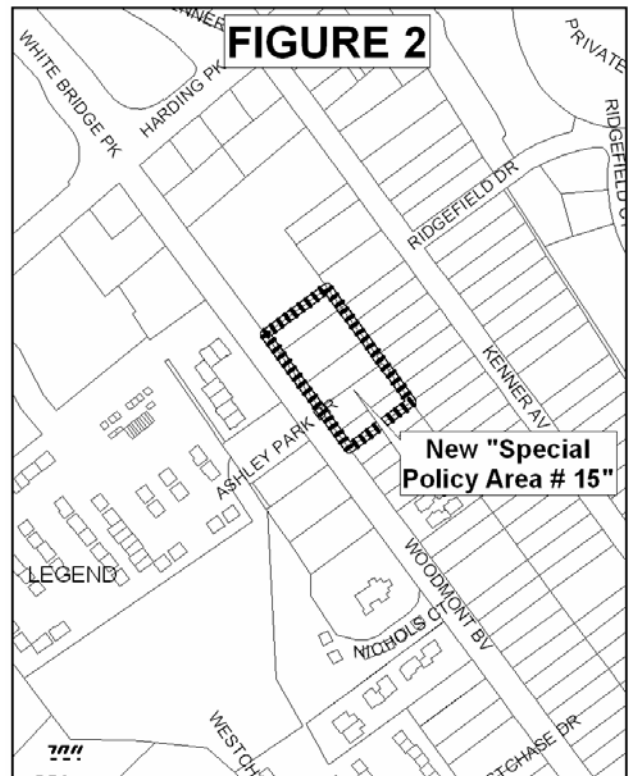
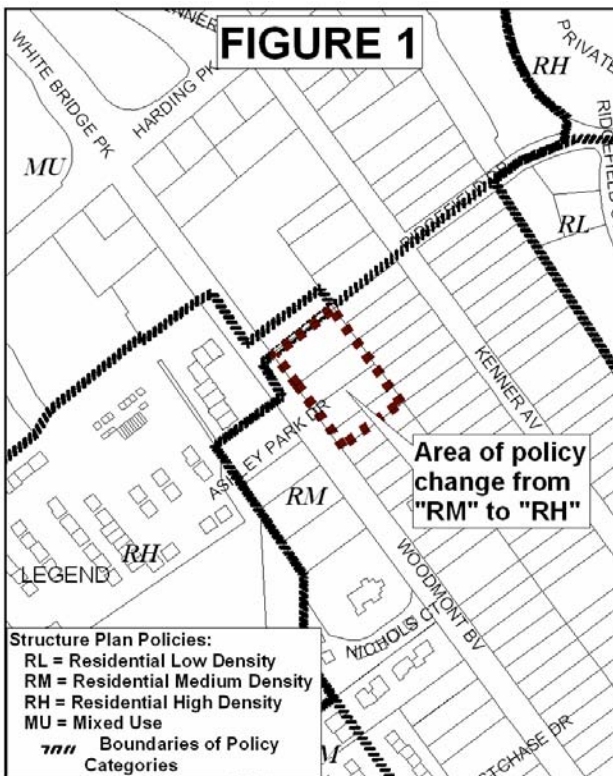
**AMENDMENT NO. 1 TO THE  
GREEN HILLS - MIDTOWN COMMUNITY-2005 UPDATE  
(Black & White Version)**

Amendment # 1 consists of two changes to the “Green Hills - Midtown Community Plan: 2005 Update [the Plan],” as follows:

- (1) by changing the land use policies depicted on the ‘Structure Plan’ [on p. 29 and on the large fold-out graphic in the back of the Plan] as shown on Figure 1;
- (2) by adding “Special Policy Area # 15” as shown on Figure 2 to the ‘Structure Plan’ graphics; and by inserting after the paragraph on page 31 entitled ‘Special Policy Area # 14’ a new paragraph that reads as follows:

**Special Policy Area # 15.**

1. The intent within this area is to provide transition in the intensity of development for this side of Woodmont Bv. between the adjoining intense mixed-use development to the northwest and the established medium density residential area to the southeast. As part of that transition, the height of buildings should be varied, with the tallest ones, up to ten stories, in the northwestern section of the site, and the shortest ones, up to three stories, in the southeastern section of the site.
2. The southeastern edge of this area is intended to be the limit of residential development above medium densities (9 housing units/ac) along this side of Woodmont Bv. Generous landscaping or other design features should be provided along this edge of the site to provide an attractive buffer and reinforce this boundary. Generous landscaping should also be provided along the edge of this area that abuts the residential development along Kenner Avenue to buffer the impact of development on those homes.
3. Development at the low end of densities supported by “RH” policy, not exceeding 21 housing units/ac., is intended in this area.
4. Development should be implemented through zoning that provides assurance that the development will occur as intended, such as the SP district, or PUD or UDO overlay zoning in combination with other appropriate base zone districts.



**AMENDMENT NO. 1 TO THE  
GREEN HILLS - MIDTOWN COMMUNITY-2005 UPDATE  
(Color Version)**

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