

## THE WEST NASHVILLE COMMUNITY CHARACTER POLICY PLAN AND SPECIAL POLICIES

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

### CONSERVATION COMMUNITY CHARACTER POLICIES

#### CO CONSERVATION POLICY

##### General Character of Conservation Areas in the West Nashville Community

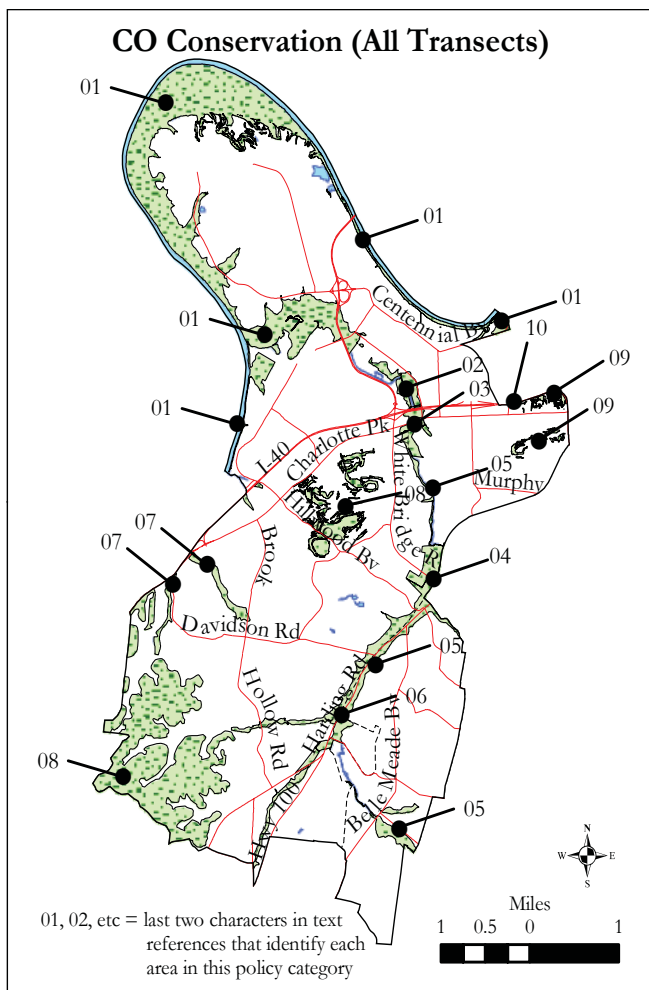
Conservation policy (CO) identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. Conservation policy is applied throughout all Transect Categories except T6 Downtown, with the intent of preserving or enhancing environmentally

sensitive features. Conservation policy is most commonly found in T2 Rural Areas, which remain rural in large part because of the widespread presence of environmentally sensitive features including steep slopes and floodplain/floodway. Meanwhile, Conservation policy is applied with the intent of enhancing environmentally sensitive features – either through maintenance of the feature or its remediation if it has been disturbed – in the more intensely developed Transect Categories including T3 Suburban, T4 Urban, and D District. An example of enhancement through maintenance would be steeply sloped land within a T4 Urban Transect Area that could be maintained in its current state by taking steps to avoid worsening alteration of the steep slopes and encouraging any new development to utilize site-sensitive construction techniques. An example of enhancement through remediation would be the day-lighting of a culverted stream in a T3 Suburban or T4 Urban Center.

While West Nashville does not have any areas designated as T2 Rural, the community has numerous suburban and urban areas that include steep slopes, the Cumberland River floodway/floodplain, and Richland Creek and its tributaries and associated floodway/floodplain. These areas have been designated Conservation Policy.

##### How to Use This Guidance

The intent for Conservation policy is to preserve and enhance environmentally sensitive land in all of Davidson County. Users of the *West Nashville Community Plan: 2009 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:



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- The Conservation policy including the policy intent, general characteristics, design principles and all other guidance provided in the policy;
- The General Principles found in the *Community Character Manual (CCM)*;
- The existing character of the particular Conservation area; and
- Additional guidance provided by the West Nashville Community Plan including any Special Policies for the particular Conservation area.

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

#### **Conservation Community Character Policy Areas**

The West Nashville Community Plan includes several areas where Conservation policy is applied. Each is titled “Conservation Policy Area” in the plan. These areas were identified by examining the general characteristics of the environmentally sensitive land and its need to be preserved or enhanced. Conservation policy may be applied in three circumstances. First, it is applied to undeveloped areas that are generally unsuitable for development due to environmentally sensitive features, such as sections of the Cumberland River floodplain in Cockrill Bend and steeply sloping areas in the southwestern section of the community. Second, it is applied to areas that have been developed, but retain environmentally sensitive features (for example, floodplain and floodway) that need protection if redevelopment or further intensification occurs, such as areas along segments of Richland Creek. Third, in cases of developed land, Conservation policy may be used for the remediation of environmentally sensitive features that may have been compromised during site construction, such as along segments of Richland Creek around the Highway 70/Highway 100 intersection.

#### **Special Policies**

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

- Design Principles Found in the Conservation Policy
- Appropriate Land Uses
- Transitions
- Historically Significant Sites or Features
- Nonconforming Land Uses

#### **07-CO-01**

West Nashville’s Conservation Area 1 is referenced as 07-CO-01 on the accompanying map. It applies to the floodplain, steep slopes, and hydric soils that are associated with the Cumberland River and the lower reaches of Richland Creek in the Cockrill Bend area. Much of this area is undeveloped with the exception of Rock Harbor Marina. While the marina is recognized as a community amenity, any future expansion should demonstrate sensitivity to the important natural features found here. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - Greenways are planned along the Cumberland River and Richland Creek that should be taken into account in conjunction with development proposals involving any properties in this area that are adjacent to those bodies of water. See the recommendations in Chapter IV: Open Space Plan regarding greenways.
- Design Principle: Density/Intensity
  - Efforts should be made to remediate the alteration of the floodplain that has occurred in this area as redevelopment occurs.

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- The water bodies and their floodplains should be used as amenities for this area as it redevelops.

#### **07-CO-02**

West Nashville's Conservation Area 2 is referenced as 07-CO-02 on the accompanying map. It applies to the floodplain that is associated with Richland Creek in the Urbandale area. This area is developed as a portion of a residential neighborhood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - A greenway is planned along Richland Creek that should be taken into account in conjunction with development proposals involving any properties in this area that are adjacent to that creek. See the recommendations in Chapter IV: Open Space Plan regarding greenways.
- Design Principle: Density/Intensity
  - Because of the floodplain, the density of development in this area should not increase.
  - Efforts should be made to remediate the alteration of the floodplain that has occurred in this area as redevelopment occurs.
- Design Principle: Development Arrangement
  - Richland Creek and its floodplain should be used as amenities for this area as it redevelops.

#### **07-CO-03**

West Nashville's Conservation Area 3 is referenced as 07-CO-03 on the accompanying map. It applies to the floodplain of Richland Creek located near the intersection of Charlotte Avenue, 54<sup>th</sup> Avenue North, and Morrow Road. This area is largely developed with nonresidential uses. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - A greenway is planned along Richland Creek that should be taken into account in conjunction with development proposals involving any properties in this area that are adjacent to that creek. See the recommendations in Chapter IV: Open Space Plan regarding greenways.
- Design Principle: Density/Intensity
  - Efforts should be made to remediate the alteration of the floodplain that has occurred in this area as redevelopment occurs, by reducing impervious surface.
- Design Principle: Development Arrangement
  - Richland Creek and its floodplain should be used as amenities for this area as it redevelops.
  - Refer to the Community Character Policies and Special Policies for T4 Urban Mixed Use Corridor Area 07-T4-CM-02 for guidance on the development of buildings, parking and other associated improvements in this area.

#### **07-CO-04**

West Nashville's Conservation Area 4 is referenced as 07-CO-04 on the accompanying map. It applies to floodplain of Richland Creek in the Lion's Head area. The parcels in this area are developed with multi-family housing and institutional uses. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - A greenway is planned along Richland Creek that should be taken into account in conjunction with

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development proposals involving any properties in this area that are adjacent to that creek. See the recommendations in Chapter IV: Open Space Plan regarding greenways.

- Design Principle: Density/Intensity
  - Because of the floodplain, the density of development in this area should not increase.
  - Efforts should be made to remediate the alteration of the floodplain that has previously occurred in this area as redevelopment occurs.
- Design Principle: Development Arrangement
  - Richland Creek and its floodplain should be used as amenities for this area as it redevelops.
- Historically Significant Sites or Features
  - A portion of the CSX railroad tracks, known as “Dutchman’s Curve,” the site of the point of impact of the deadly 1918 train collision, has been designated as Worthy of Conservation. Because of the Worthy of Conservation designation, owners of the private property are encouraged to work with the Metropolitan Historical Commission to protect and preserve the historic features on the site. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the *Community Character Manual* for additional guidance.

#### 07-CO-05

West Nashville’s Conservation Area 5 is referenced as 07-CO-05 on the accompanying map. It applies to floodplain of Richland Creek and its tributaries, including the Jocelyn Hollow Branch and Vaughns Gap Branch, which are located throughout various neighborhoods. This area is partially developed with housing, but contains partially undeveloped land that is mostly part of residential yards. A portion of this area also includes land that is on the same parcels as District Major Institutional Area D-MI-01, the Nashville State Community College Campus and TVA properties. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - A greenway is planned along Richland Creek and its tributaries that should be taken into account in conjunction with development proposals involving any properties in this area that are adjacent to that creek. See the recommendations in Chapter IV: Open Space Plan regarding greenways.
- Design Principle: Density/Intensity
  - Because of the floodplain, the density of development in this area should not increase.
  - Efforts should be made to remediate the alteration of the floodplain that has previously occurred in this area as redevelopment occurs.
- Design Principle: Development Arrangement
  - Richland Creek, its tributaries and floodplains should be used as amenities for this area as it redevelops.
- Historically Significant Sites or Features
  - Portions of several parcels within this Special Policy Area have been designated as Worthy of Conservation, National Register Eligible, or National Register Listed, including part of the Belle Meade Historic District and part of the National Register Listed Belle Meade Mansion property. Because of these designations, owners of the private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve the historic features on the sites. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the *Community Character Manual* for additional guidance.

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#### **07-CO-06**

West Nashville's Conservation Area 6 is referenced as 07-CO-06 on the accompanying map. It applies to the floodplain of Richland Creek and its tributaries located in the Highway 70/Highway 100 shopping area. The parcels in this area are developed with nonresidential uses. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
  - A greenway is planned along Richland Creek that should be taken into account in conjunction with development proposals involving any properties in this area that are adjacent to that creek. See the recommendations in Chapter IV: Open Space Plan regarding greenways.
- Design Principle: Density/Intensity
  - Efforts should be made to remediate the alteration of the floodplain that has occurred in this area as redevelopment occurs, by reducing impervious surface.
- Design Principle: Development Arrangement
  - Richland Creek and its floodplain should be used as amenities for this area as it redevelops.
  - Refer to the Community Character Policies and Special Policies for T3 Suburban Neighborhood Center Area 07-T3-NC-02 for guidance on the development of buildings, parking and other associated improvements in this area.

#### **07-CO-07**

West Nashville's Conservation Area 7 is referenced as 07-CO-07 on the accompanying map. It applies to floodplain of Ewin Creek and its tributaries, which are located in the West Meade neighborhood. This area is partially developed with housing but contains partially undeveloped land that is mostly part of residential yards. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Density/Intensity
  - Because of the floodplain, the density of development in this area should not increase.
  - Efforts should be made to remediate the alteration of the floodplain that has occurred in this area as redevelopment occurs.
- Design Principle: Development Arrangement
  - Ewin Creek, its tributaries, and their floodplains should be used as amenities for this area as it redevelops.

#### **07-CO-08**

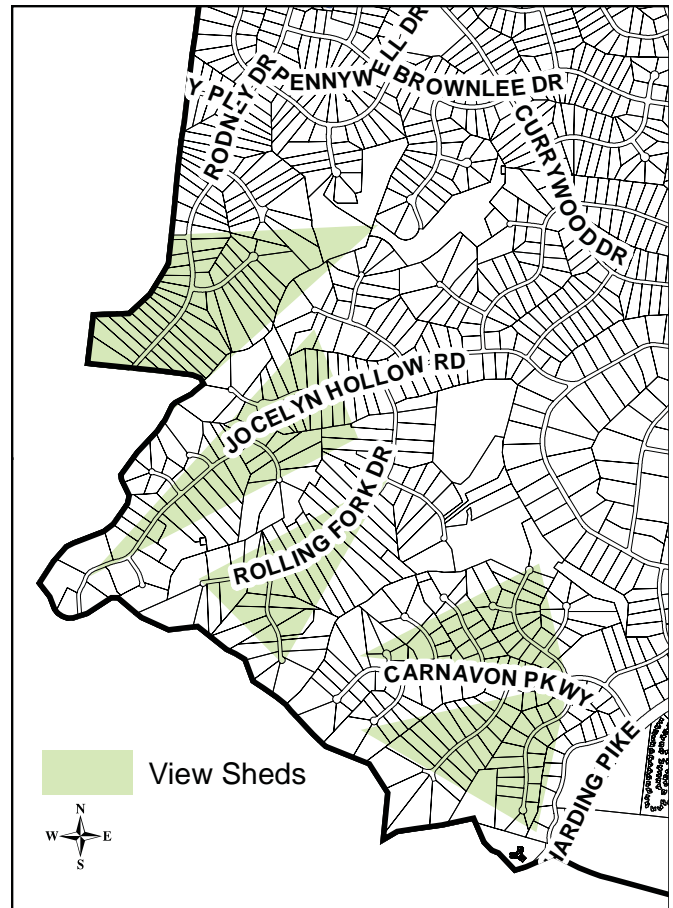
West Nashville's Conservation Area 8 is referenced as 07-CO-08 on the accompanying map. It applies to the steep slopes, unstable soils, defined major ridgeline, and identified viewsheds in the westernmost portion of the West Meade neighborhood and the northernmost portion of the Hillwood neighborhood. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Access
  - The construction or extension of local streets, particularly on the ridgeline, is discouraged.
- Design Principle: Building Form (Mass, Orientation, Placement)
  - The housing character in the area is typically a one-story, ranch style dwelling. However, other types of homes are found as well. Although the current zoning allows buildings up to three stories in height, buildings are encouraged to remain between one and two stories and not protrude above the defined ridgeline.
- Design Principle: Density/Intensity
  - The character of this area is mostly developed with access to sewer. However, because of the sensitive

characteristics of the land, the pattern of development has yielded a lower density, with single family homes on parcels an average of two acres or greater in the West Meade portion of the area and between about one and two acres in the Hillwood portion of the area. To balance the existing development pattern and availability of sewer with the sensitive nature of the land, it is recommended that the density remain low in the West Meade portion of the area at one dwelling unit per two acres and at between one dwelling unit per acre and one dwelling unit per two acres in the Hillwood portion of the area.

Design Principles per Environmentally Sensitive Feature

- View Sheds
  - Three view sheds have been identified in this area and are mapped as part of the Conservation policy: Jocelyn Hollow, Rolling Fork, and the central valley that includes Rodney Drive (this view shed extends from the Bellevue Community to the west). Front setbacks within these viewsheds are generally quite deep, typically around 140 feet, which far exceeds the required 40-foot zoning street setback of the districts found in the area. Specific Plan Zoning should be considered for the area to maintain the street setback. Refer to the viewshed map to the right.
- Ridgelines
  - The defined ridgeline in this area consists of land 760 feet in elevation and higher, including the highest peak elevations. Rooftops of buildings in this area should not protrude above this elevation, or if they do, they should be buffered by mature stands of trees.
- Historically Significant Sites or Features
  - The Belle Meade Plantation Wall is within this area and Area 07-T3-NM-02 and should be preserved.
  - There are two single-family dwellings designated Worthy of Conservation on Kendall Drive (Parcels 10309005800 and 10309005700). There are two single-family dwellings designated Worthy of Conservation on Hillwood Boulevard (Parcels 10309006200 and 10309006300). Because of the Worthy of Conservation designation, owners of these properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve the historic features on the site. See Appendix C for a listing of historic features and “Historically Significant Areas and Sites” in the General Principles of the *Community Character Manual* for additional guidance.



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- Stormwater
  - Because of the steep slopes, unstable soils, and creeks in this area, Low Impact Development stormwater management techniques are encouraged for this area. See “Stormwater and the Transect” in the General Principles of the *Community Character Manual* and <http://www.nashville.gov/stormwater/LIDResources.htm> for more detail.

#### **07-CO-09**

West Nashville’s Conservation Area 9 is referenced as 07-CO-09 on the accompanying map. It applies to steep slopes that are located north of Charlotte Avenue adjacent to the I-40/I-440 junction and also in the Sylvan Heights neighborhood. This area is partly developed with housing. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Density/Intensity
  - Because of the steep slopes, the density of development in this area should remain towards the low end of the ranges for T4 Neighborhood Maintenance and Evolving areas.
- Design Principle: Development Arrangement
  - Efforts should be made to remediate the alteration of the slopes that has occurred in this area as redevelopment occurs.
  - The hills and the views from them should be used as amenities for this area as it redevelops.

#### **07-CO-10**

West Nashville’s Conservation Area 10 is referenced as 07-CO-10 on the accompanying map. It applies to scattered areas of steep slopes that are located in various locations throughout the West Nashville Community. This area is partly developed with various uses. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Density/Intensity
  - Because of the steep slopes, the density and intensity of development in this area should remain towards the low end of the ranges of adjacent policy areas.
- Design Principle: Development Arrangement
  - Efforts should be made to remediate the alteration of the slopes that has occurred in these areas as redevelopment occurs.
  - The hills and the views from them should be used as amenities for these areas as they redevelop.