

# T1 Natural

## Introduction

The T1 Natural Transect Category applies to the least developed areas within the Transect. T1 Natural areas are generally large expanses of publicly controlled, undisturbed open space, often with environmentally sensitive features. These areas are not contiguous, as they typically encompass the largest parks and protected open space in the county. Given the diversity of development within Davidson County, T1 Natural areas may be found adjacent to T2 Rural, T3 Suburban, T4 Urban, or T5 Center areas. The land within T1 remains natural in character and undisturbed by development. The public spaces in T1 Natural areas provide an environment where Davidson County residents seek refuge, participate in low-impact and informal recreational uses, and enjoy natural scenery. Examples of publicly owned T1 Natural areas include Percy and Edwin Warner Parks, Shelby Bottoms, Bells Bend Park, and Beaman Park.

T1 Natural may also include privately owned land that is permanently protected by conservation easements or other tools and remains in a natural, undeveloped state. Often in these cases, steep slopes, waterways, location within a scenic view shed, or agricultural significance make the land undesirable locations for conventional development.

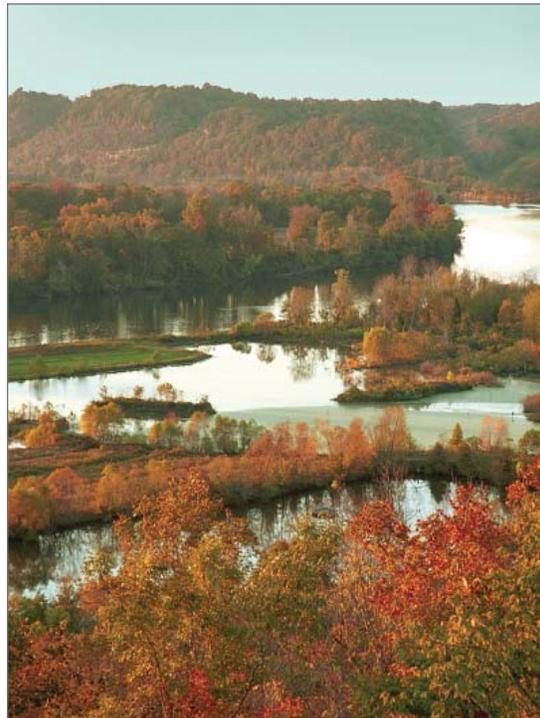
Buildings are rare in T1 Natural areas. The few buildings that do exist are generally associated with civic uses, such as nature centers or community centers. Buildings are designed to avoid competing with or diminishing the surrounding natural environment.

Road and streetscape characteristics vary with the location of each T1 Natural area. The streetscape lacks on-road sidewalks and may use multi-use paths for pedestrian movement. Where T1 Natural areas are located near T3 Suburban, T4 Urban, or T5 Center Transect Areas, the road approaching the T1 Natural area will generally feature curb and gutter with a planting strip and sidewalks in a design appropriate for that of the adjacent transect area.

## GENERAL CHARACTERISTICS OF T1 NATURAL\*

- Predominantly natural and undisturbed
- Largely undeveloped
- Large expanses of land
- Land uses limited to open space and parks
- Low connectivity (ped/bike/vehicular)
- Very few buildings, limited to civic uses
- Multi-use paths for pedestrian movement
- Narrow internal roads
- Natural and undisturbed landscape
- Informal landscaping

*\*Disclaimer: This information is provided as an aid for general reference and should not be construed as all data that may apply to each property. Users should independently verify the accuracy of the information.*



Cumberland River

# T1 Natural



## Low impact recreation and accommodation for pedestrians

The transportation network in T1 Natural takes on a much less structured, less impactful character, which generally consists of narrow internal roads that follow the contours or other natural features of the land and vary in surface types complemented by trails and multi-use paths.

## Additional Guidance for Improvements to Open Space Areas that Contain Historically Significant Features

Many T1 Natural areas in Nashville/Davidson County contain buildings or settings that are historically significant to Nashvillians and visitors alike. These sites serve not only as reminders of the history of the community, but also as expressions of Nashville's social and cultural identity. Structures and sites that are determined to meet one of the following criteria are strongly recommended to be preserved and enhanced as part of any improvements within the T1 area:

- The subject structure and/or site have been designated one of the following by the Metropolitan Historical Commission and/or Metropolitan Historic Zoning Commission:
  - Worthy of Conservation
  - Eligible for Listing in the National Register of Historic Places
  - Listed in the National Register of Historic Places
  - National Historic Landmark

Changes to properties located within a Neighborhood Conservation, Historic Preservation, or Historic Landmark zoning overlay must comply with the applicable design guidelines.

Owners of public or private property that contains historic or archaeological features or historic structures are encouraged to work with the Metropolitan Historical Commission to protect and preserve the historic features in conjunction with any proposed development of the site. The potential impacts of proposed developments on historic sites or areas with archaeological features should be carefully considered and appropriate measures should be applied that mitigate any adverse impacts. Development near structures or in areas of local, state, or national historical significance should make efforts to balance new development with the existing character, scale, massing, and orientation of those historical features.

## Additional Guidance in Community Plans and Detailed Plans

Additional policy guidance for any of the sections below may be established in a Community Plan or Detailed Plan. Please refer to the applicable Community Plan or Detailed Plan for the site in question to determine if there is any additional policy guidance.

# T1 Natural



T1 Open Space surrounded by T4 Neighborhood Maintenance



T1 Open Space surrounded by T2 Neighborhood Maintenance



T1 Open Space near a T3 Residential Corridor



T1 Open Space near T3 Neighborhood Maintenance

# T1 Natural

Transect	Elements	Intent	Policy
	<b>Open space</b>	Preserve	T1 Natural Open Space
 <b>T1</b>			

# T1 Natural

## Policy Intent

Preserve existing undisturbed open space in natural areas to remain undeveloped. T1 Natural Community Character Policy includes public parks and preserves, and may also include private land held in conservation by land trusts and private groups or individuals.

## General Characteristics

T1 areas are used for passive recreation and include publicly-owned parks and nature preserves, public or private cemeteries or burial grounds, and privately-held land trusts and conservation easements. T1 areas have the least amount of disturbance and development, and they retain large contiguous swaths of natural terrain, often with steep topography, waterways, dense vegetation, and view sheds.

Civic buildings are located inconspicuously within the open space and with consideration to surrounding sensitive environmental features. The public realm that is created with civic buildings is designed to have minimal impact on the landscape with the sparse use of lighting, signage, landscaping, and amenities. The edges of these T1 areas are firm, but the low-density development of surrounding residential areas serves to make the transition appear seamless. Boundaries are often defined by environmental features and land preservation easements.

## Application

T1 policy is applied to existing open space that is to be preserved and enhanced and to land with privately held conservation easements. Enhancements to existing open space are guided by the Nashville Open Space Plan and the Metropolitan Parks and Greenways Master Plan.



Shelby Nature Center



Boat dock in T1

# T1 Natural

## Design Principles

As noted in “General Characteristics,” T1 areas are found in proximity to T2 Rural, T3 Suburban, T4 Urban, and T5 Center Transect Categories. The proximity of adjoining Transect Areas will influence the design of the T1 area, with regard to the edges of the policy area and the access to the area.

### *Building Form and Site Design*

Civic buildings are sited to minimize visual prominence and adverse environmental impacts by blending into the site and by enhancing view sheds. Buildings are not generally located on ridgelines or hilltops; but if this provides the optimum site, their rooflines are below the height of the existing tree canopy. Amenities include benches, picnic shelters, and restrooms.

**Landscaping** – Landscaping is informal, utilizing existing, native vegetation and reflecting the natural environment. When landscaping is added to an open space, native plant species are located in a pattern that enhances the natural environment.



Informal landscaping utilizing existing native plants

**Lighting** – Lighting is used sparsely for safety surrounding buildings, camping facilities, and parking areas and is designed to fit the context and character of a natural environment. Lighting is directed on-site to avoid light pollution and does not intrude into residential and non-developed areas.

**Parking** – Parking adequate to the size and use of the open space is provided on-site. Parking areas are designed to avoid large, flat surfaces, instead arranged in smaller groupings that are located to avoid environmentally sensitive features and to blend with existing land contours and vegetation. Low-impact design techniques (pervious paving, etc.) are used to minimize stormwater runoff. The parking perimeter is landscaped. Bicycle parking is provided.

**Signage** – Signage is scaled to the size, purpose, and draw of the open space. Signage alerts motorists, pedestrians, and cyclists to the open space and assists them in finding amenities in a manner that is not distracting or over overwhelming to the open space or the natural environment.

### *Connectivity*

**Access** – When T1 areas are adjacent to T2 Rural and T3 Suburban Transect Areas, then the open space is primarily accessed by vehicles, with access provided from a prominent road. The character of roads within the T1 area are different from that of the road outside the open space area. The roads within the open space are designed and located to preserve sensitive environmental features such as topography and waterways, as well as other significant landmarks and are designed and located to preserve and enhance views and vistas. When T1 areas are adjacent to T4 Urban or T5 Center Transect Areas, the open space is primarily accessed by pedestrians or cyclists, with access provided by multi-use paths. Pedestrian and bicycle facilities also provide access from transit in these more intense Transect Areas.

# T1 Natural

**Block Length** – Not applicable in this policy category.

**Pedestrian/Bicycle** – Pedestrian and bicycle connectivity to surrounding neighborhoods is low when the T1 area is surrounded by or adjacent to T2 Rural Transect Areas due to the low-density development pattern. Pedestrian and bicycle connectivity is moderate to high when the T1 area is surrounded by or adjacent to the T3 Suburban, T4 Urban, or T5 Center Transect Areas. Greenways or other multi-use paths link open spaces to other open spaces and may be used to link to nearby commercial or residential development and transit.



Bells Bend Park pedestrian and bicycle path

## Zoning

The following is a list of zoning districts that may be appropriate within a given T1 area subject to the consistency of the requested zoning district with the other provisions of T1 policy that are detailed above. The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas will be considered.

- AG
- AR2a
- Design-based zoning

Other existing or future zoning districts may be appropriate based on the locational characteristics of the subject property and consistency of the proposed zoning district with the policy. Design-based zoning may be required to achieve the T1 policy objectives.

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