WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT? To discuss a request to amend the Bellevue Community Plan for property at 8033 and 8045 Highway 100. the Suburban Neighborhood Maintenance Policy (T3 NM) to Suburban Community Center (T3 CC). The plan amendment area is shown on the map on the back of this notice.

Virtual Community Meeting

Thursday, July 9, 2020
5:30 – 7:00 p.m.

For more information on how to take part using your computer or tablet visit the
Bellevue Community Plan Page:
https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Plans/Bellevue.aspx

To join the live meeting by phone, dial +1 415 655 0002
Access code: 146 067 7822

Please note: if joining by phone only, you will not be able to view the presentation or ask questions during the meeting. Please email questions before the meeting to stephanie.mccullough@nashville.gov


WHAT ARE THE CURRENT COMMUNITY PLAN POLICIES? The current policy for the plan amendment area is Suburban Neighborhood Maintenance (T3 NM) and Conservation (CO). The CO policy will remain.

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy 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. The guidance for preserving or enhancing these features varies with what Transect they are in and whether they have already been disturbed.

WHAT CHANGES ARE PROPOSED? (PLEASE SEE MAP ON REVERSE FOR MORE DETAIL) The proposed plan amendment would change the policy for the outlined area to T3 Suburban Community Center. The Conservation (CO) policy will remain.

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10- to 20-minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional...
residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks, and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

WHY IS THIS CHANGE PROPOSED?
The proposed change is intended to support the companion rezoning application (Case #2020SP-017-001), A request to rezone from RS40 to SP (Specific Plan) zoning. The SP District is a zoning district which provides additional flexibility to create developments that meet the goals and objectives of NashvilleNext and are sensitive to the surrounding context. The request is for a 6,400 square foot restaurant.

WHO CAN I CONTACT? For more information about the plan amendment, please contact Stephanie McCullough: stephanie.mccullough@nashville.gov or (615)880-3239 and reference MPC Case # 2020CP-006-001.

MPC Case #2020CP-006-001
Map of Proposed Community Plan Amendment Area