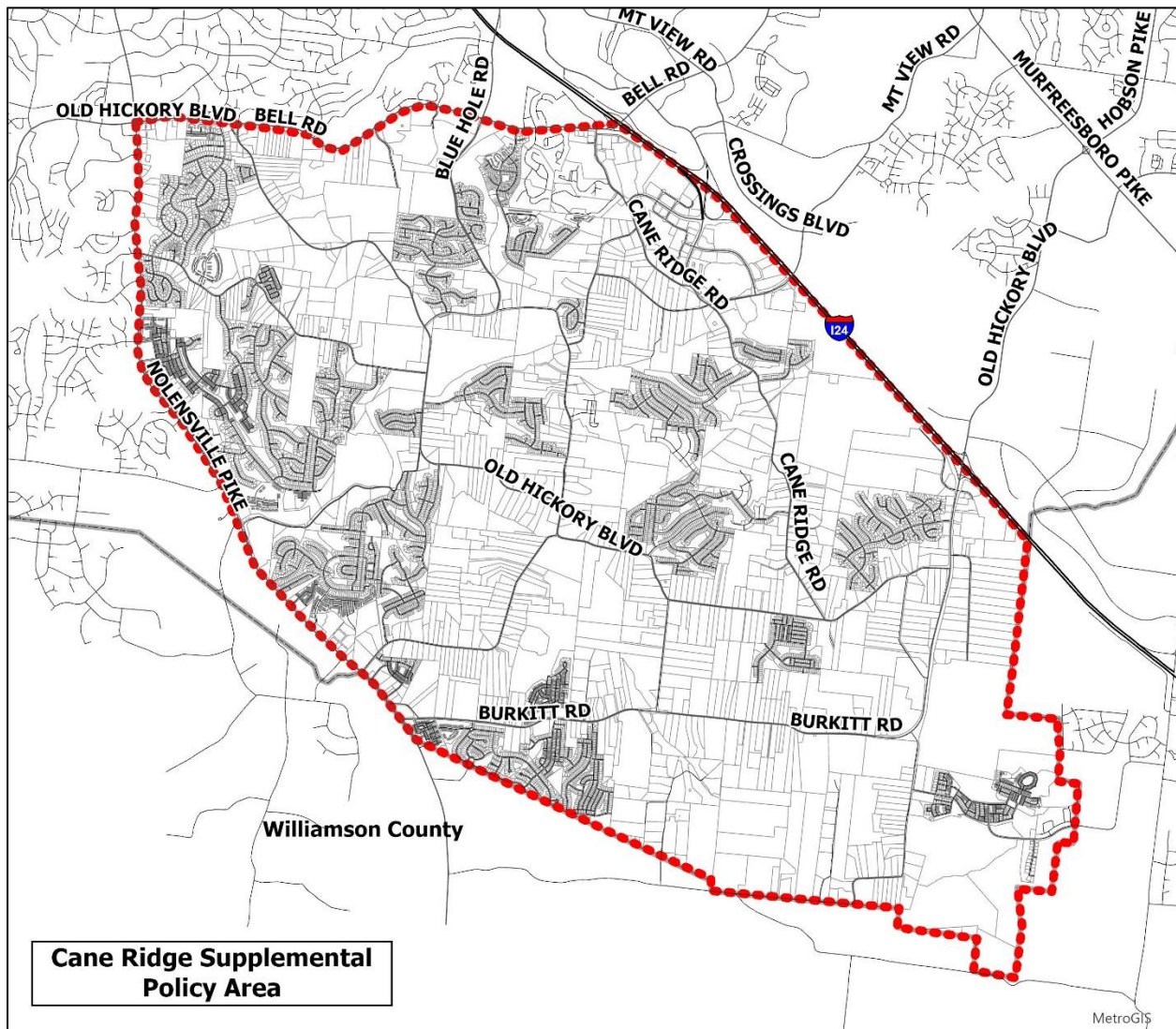


Cane Ridge Supplemental Policy (2025SPA-CO-01)



Cane Ridge Supplemental Policy Area Boundaries

Background and Purpose

The Cane Ridge Supplemental Policy is an outcome of the Cane Ridge – Antioch Small Area Study, which was completed in 2026. This Supplemental Policy is intended to support the preservation, maintenance, and enhancement of the natural environment and historic resources found throughout Cane Ridge while allowing for context-sensitive development. Where this Supplemental Policy is silent, the guidance for the respective base policies found in the Community Character Manual (CCM) apply.

Prior to submitting any request to rezone property or amend the Southeast Community Plan, applicants are encouraged—though not required—to consult with community groups and collaborate with them throughout the planning process. Community groups can be helpful resources for better understanding a site's history, current conditions, and surrounding context. Early outreach to community groups can help avoid or minimize problems or conflicts later in the planning process.

Supplemental Policy Area Delineation

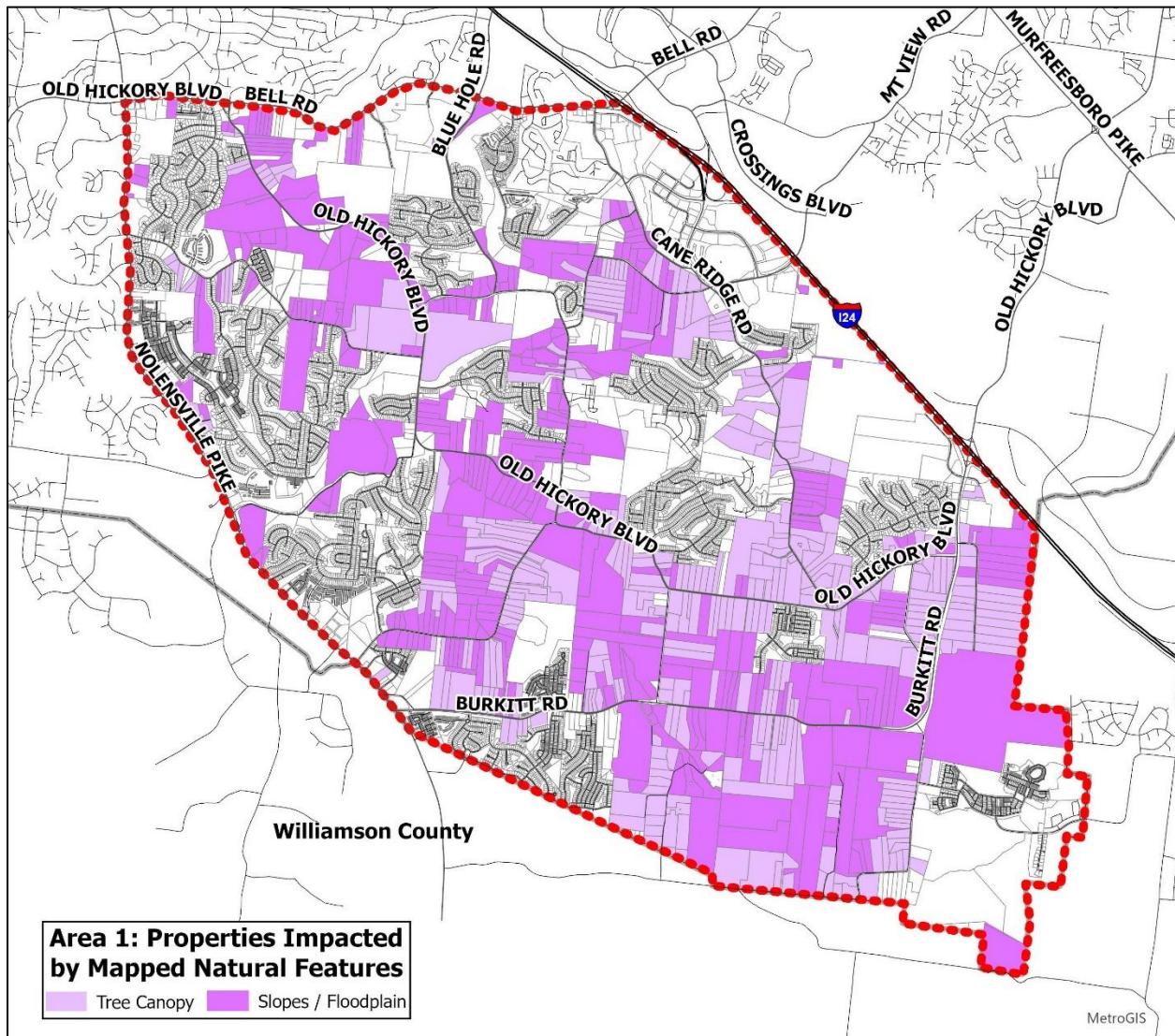
The Cane Ridge Supplemental Policy provides guidance for three general areas within the Cane Ridge community. Area 1 includes properties that contain mapped natural features. Area 2 includes properties that contain mapped historic resources. Area 3 includes properties that do not contain mapped natural features or historic resources.

Note that some properties in Cane Ridge fall into both Area 1 and Area 2. In such cases, the principles for both areas apply.

Public Infrastructure - General Applicability

Proposed developments in Cane Ridge should demonstrate that improving and extending public infrastructure—especially streets—will be undertaken in an orderly manner. Generally, scattered, sporadic, leapfrog development that creates significant gaps in public infrastructure is not appropriate. Where the development or redevelopment of a small site would create significant gaps in public infrastructure, greater land assemblage may be needed to avoid or minimize such gaps. Factors that should be taken into account when evaluating a proposed development include: the availability of public infrastructure; the demands the proposed development would place on existing infrastructure; how future development in the area could be affected by infrastructure gaps; and plans for future public infrastructure expansions.

Area 1: Properties Impacted by Mapped Natural Features



Cane Ridge – Area 1 Properties

Properties located in Area 1 are directly impacted by streams, stream buffers, floodplains, steep slopes, and/or existing tree canopy. Other natural features—such as cave openings, sinkholes, wetlands, and cedar glades—may be present as well.

Zoning

- Specific Plan (SP) zoning is an appropriate regulatory tool for new development in Area 1. SP zoning may aid in the preservation of natural features while still allowing development to occur. This Supplemental Policy does not require applicants to seek SP zoning, though SP zoning is strongly encouraged.
- For developments utilizing conventional (non-SP) zoning, Metro’s conservation development standards may apply. (See Metro Zoning Code, Section 17.12.090 for additional information.)

Identification of Natural Resources

- All known natural features on the site should be mapped and assessed as part of the development proposal. During the development review process, Metro staff may request that the applicant provide additional data and/or technical studies to verify the locations of natural features and the suitability of the site for development.
- Existing, healthy, native, mature tree canopy should be prioritized for preservation where possible. However, where a site is not encumbered by other natural features, it is not expected that all existing tree canopy will be preserved. Metro staff may request a tree survey and/or tree preservation plan for sites where significant tree removal is anticipated.

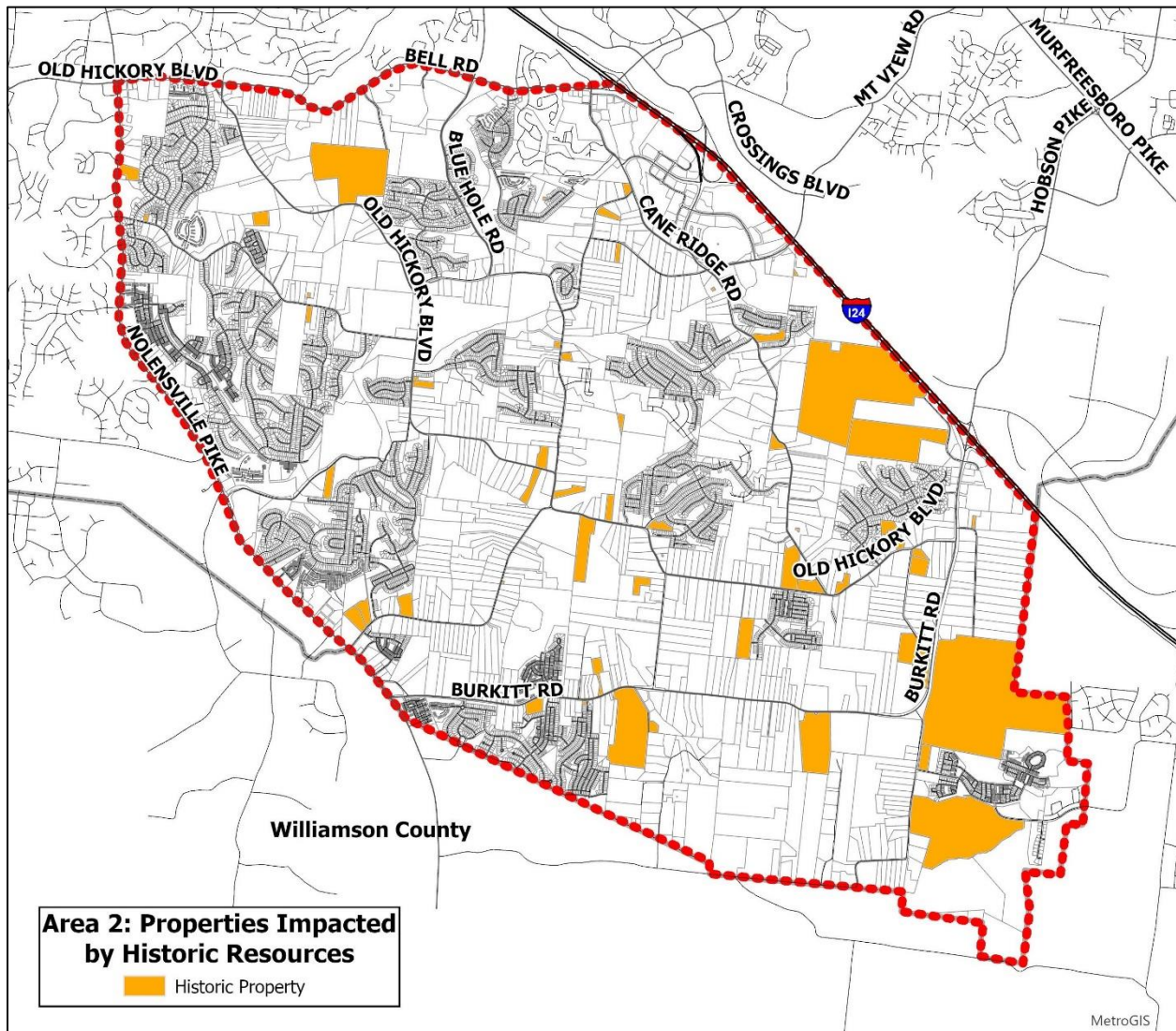
Design Principles

- Flexible site design—which may include the clustering of residential units within a site—is encouraged as a means of preserving natural features to the greatest extent possible.
- Site design should take natural contours into account and limit clearing and grading to the greatest extent possible. Developments should follow natural ridgelines and protect viewsheds where possible. During the development review process, Metro staff may request that the applicant provide technical studies, photographs, cross-sections, and/or other data demonstrating how existing contours and hillsides will be affected by the proposed development.
- The integration of sensitive natural features as community amenities that maintain ecological function is encouraged. Where possible, natural features—particularly forested areas—that extend onto adjacent properties should be preserved to create larger, continuous preservation areas.
- New suburban developments should be designed to be harmonious with the surrounding context and—when adjacent to rural character developments—incorporate rural character design elements to ease the transition from rural to suburban character. These may include: landscape buffers, reductions in scale and massing of buildings, sensitive grading, and/or deeper setbacks from the street.

Streets and Connectivity

- Where possible, sites should be designed in such a way that internal pedestrian and bicycle connectivity can be achieved among neighboring developments and create more connectivity in the community. Applicants should work collaboratively with the Metro Planning Department, NDOT, and Metro Parks and Greenways throughout the review process to find opportunities for greater connectivity.

Area 2: Properties Impacted by Historic Resources



Cane Ridge – Area 2 Properties

Historic resources in the Cane Ridge area include sites, structures, archaeology, and cemeteries. Cane Ridge also includes one century farm. In some—but not all—cases, historic resources may be identified by the Metro Historical Commission as Worthy of Conservation, Pre-1865 structure, National Register of Historic Places Eligible, or already placed on the National Register of Historic Places. Natural resources may also be considered historic as these resources were often used by Native peoples and European settlers.

Zoning

- Specific Plan (SP) zoning is an appropriate regulatory tool for new development in Area 2. SP zoning may aid in the preservation of historic resources while still allowing development to occur. This Supplemental Policy does not require applicants to seek SP zoning, though SP zoning is strongly encouraged.
- For developments utilizing conventional (non-SP) zoning, Metro’s conservation development standards may apply. (See Metro Zoning Code, Section 17.12.090 for additional information.)

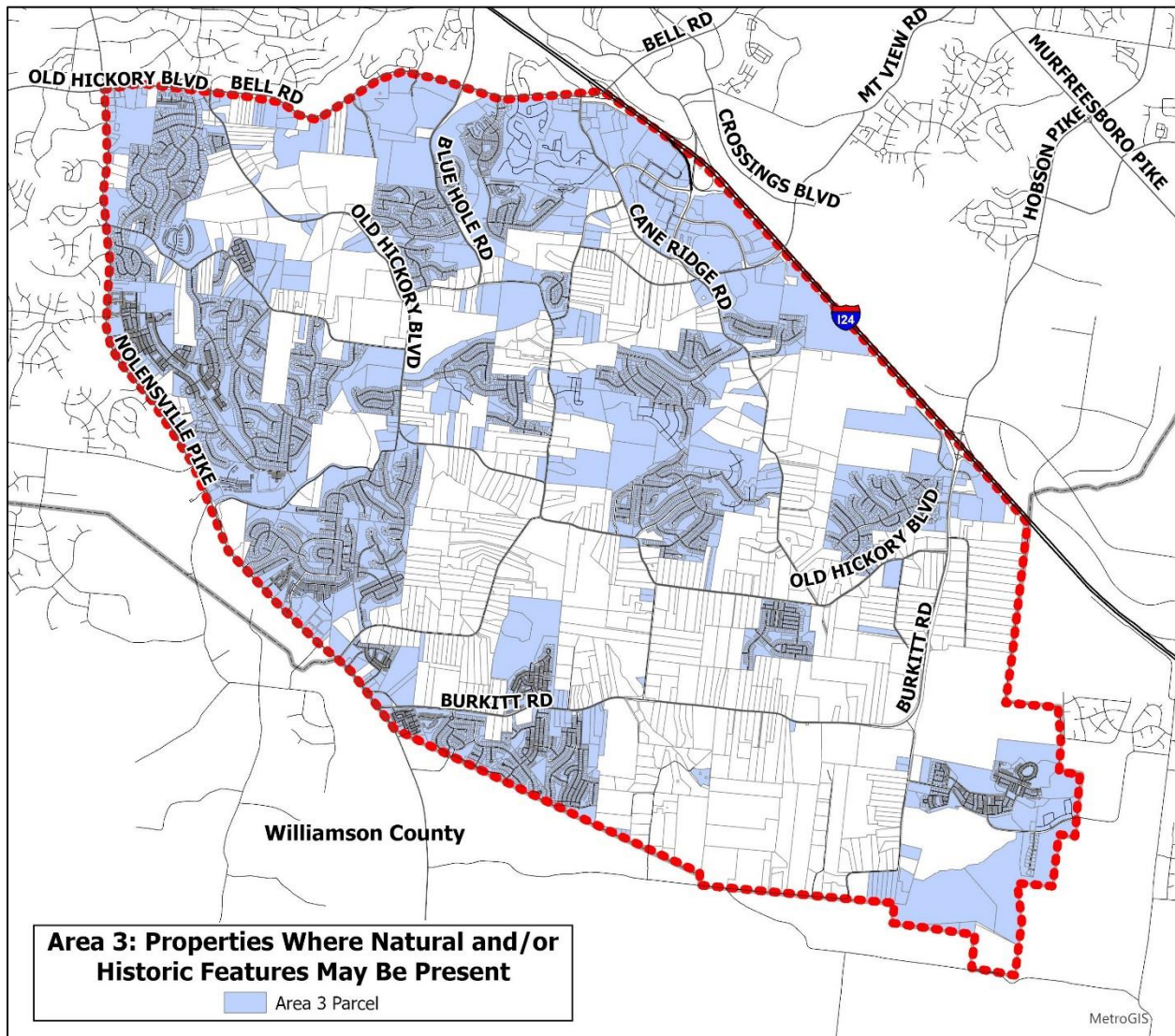
Identification of Historic Resources

- All known historic resources on the site should be mapped, documented, and assessed as part of the development proposal. During the development review process, Metro staff may request that the applicant provide additional data and/or technical studies to verify the locations and conditions of historic resources.

Design Principles

- Historic resources should be preserved and maintained where possible. Historic resources should be considered as a connected whole, rather than as a disconnected collection of individual resources. In some cases, it may be appropriate to restore, rehabilitate, reconstruct, and/or adaptively reuse historic resources. Applicants should consult with the Metro Planning Department's Historic Zoning staff to determine whether additional analysis by qualified experts is needed.
- Sites with historic resources should be designed in a manner that supports the spatial, contextual, and architectural integrity of the resources.
- Flexible site design—which may include the clustering of residential units within a site—is encouraged where appropriate as a means of preserving historic features and viewsheds. Applicants should collaborate with Metro staff throughout the planning process to ensure that the proposed site design is consistent with best practices for historic preservation.
- Development should be kept a minimum of ten feet from the edge of any cemetery in accordance with State law. Because the actual boundaries of rural cemeteries often extend beyond marked boundaries, additional separation between the mapped or known cemetery edge and the development is recommended. Construction fencing will be required to be installed prior to grading, and a permanent fence may also be requested. Family access to cemeteries—as required by state law—should be noted on plans. The applicant should consult with the Metro Planning Department's Historic Zoning staff for assistance in delineating cemetery boundaries and determining appropriate separation.
- Metro staff will request a Phase 1 archaeological study for every site that includes a National Register site/structure, National Register-eligible site/structure, or Pre-1865 structure.
- Incentives may be available for preservation of historic sites and structures, depending on the property's classification and use. The applicant should consult with the Metro Planning Department's Historic Zoning staff for additional information.

Area 3: Properties Where Natural and/or Historic Features May Be Present



Cane Ridge – Area 3 Properties

Properties located in Area 3 have limited or no known or mapped natural and/or historic features. Consequently, they may provide greater site design flexibility and support a greater variety of residential building types. However, natural and/or historic features may still be present. Applicants are encouraged to thoroughly research and analyze the subject site to determine whether previously unknown or unmapped natural and/or historic features are present. Where previously unknown or unmapped natural and/or historic features are identified during the due diligence process, the applicant should follow this policy's guidance for Area 1 and/or Area 2, depending on the feature type(s).

Zoning

- Conventional (non-SP) zoning is an appropriate regulatory tool for new development in Area 3. Where natural and/or historic features are identified as part of the applicant's due diligence or Metro's development review process, Metro's conservation development standards may apply. (See Metro Zoning Code, Section 17.12.090 for additional information.)
- Specific Plan (SP) zoning may also be an appropriate regulatory tool for new development in Area 3.