

CHARACTER AREAS

SPECIAL AREA 3

Character

1. This area is largely built out and typically includes detached residential uses on larger lots. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future.
2. The protection of environmental features is important to this area's unique community character and should be protected. Of particular importance in this area is the floodplain.
3. Historic preservation helps to maintain a connection to a community's history, and it helps to maintain community identity in times of high growth. This special area is home to Cedarport, constructed between 1816 and 1823 and placed on the National Register of Historic Places in 1984. Cedarport is named after the row of cedars which lined the driveway to the house. This residence is located at 2030 Cedarport Drive near what is now the Cedarport Subdivision.

Land Use

4. Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
5. There are currently limited Civic and Institutional uses sprinkled throughout this special area. Additional Civic and Institutional uses are appropriate so long as the site design and traffic implications are adequately addressed.
6. Because of there is the potential for Activity Centers within Seward Hall Character Area, additional commercial, office or retail uses are not supported.
7. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

Development Form

8. This area should follow standards for the Conventional/Suburban Design Concept. There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.
9. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

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Connectivity

10. The Major Thoroughfare Plan identifies roadway improvements to South Carothers Road and Arno Road and roadway widening to Highway 96/Murfreesboro Road.
11. Greenways should be encouraged as they provide an open space network between neighborhoods, mixed use centers, office and commercial developments, business districts, parks, schools and historic sites. The Greenway and Open Space Plan calls for a multi-use path and bike lanes along Highway 96/Murfreesboro Road as well as secondary routes along South Carothers Road and Arno Road.
12. New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.

Open Space

13. Areas identified for the Conservation Design Concept include key environmentally sensitive sites such as floodplain but also private open-space over five acres, utilities and cemeteries. Although they may not be graphically indicated, all private open space and cemeteries should be considered under the Conservation Design Concept, regardless of size.
14. Redevelopment of any existing private open spaces should be considered in conjunction with the overall subdivision layout and the City's open space requirements.
15. Cemeteries shall be governed by all federal, state and local laws, as appropriate.
16. A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.
17. Common design elements, such as fieldstone walls and wood plank fencing, shall be used to create and maintain a community identity.