

Activity Zones Identification

The proposed campus is divided into *activity zones* that are based on similarities in activities, purpose and design. It is the intent of these zones to address the specific context of the adjoining neighborhoods while providing a unified sense of place and appearance for the overall campus. There are five activity zones identified as follows:

- Wedgewood and Magnolia Avenues Grand Entry Zone
- Academic Core Zone
- Belmont Boulevard Arts and Entertainment Zone
- South Campus Mixed Use Zone
- Residential Campus Zone

The location and extent of each activity zone is delineated in the Activity Zones Map. In some instances, the delineation is an approximation. Interpretation should allow flexibility in adjusting development to address the specific conditions of a site, building and access.

Each activity zone is comprised of existing buildings and site improvements. It is the intent that existing buildings and site improvements that remain on the campus may continue and to make modifications to their current use without infringing on the characteristics associated with the activity zone in which they are located.

Each activity zone is comprised also of proposed buildings and site improvements. The location of proposed buildings and major site improvements are delineated in the Proposed Development Sites Map. It is the intent that proposed buildings and major site improvements incorporate the preferred characteristics associated with the activity zone in which they occur.

For planning purposes, the following characteristics of each activity zone are identified:

- Range of Activities
- Access and Scale
- Height and Set-back
- Ancillary Use

The characteristics are applicable based on the following.

Set-back Applicability. One of Belmont's development objectives is to have a more uniform appearance through establishing consistency in building set-back within larger block faces. Metro's set-back applicability is currently based on measuring from the right-of-way for residential uses and from the centerline of the street for all other uses. In the proposed campus, it is intended that the following provisions apply:

1. All set-backs are measured from the right-of-way/property line; they are stated as a minimum and maximum in all zones except Arts and Entertainment, where they are stated as a "build-to"
2. Front set-backs from public streets are consistent in conjunction with each of the following streets or groups of streets
 - a. Wedgewood and Magnolia Avenues
 - b. 12th Avenue
 - c. Belmont Boulevard and Portland Avenue
 - d. 15th, 18th, Caldwell, Bernard, Compton and Ashwood Avenues
3. Segments of the Academic and Mixed Use Zones associated with specified portions of 15th Avenue South and Ashwood Avenue are to have architectural compatibility guidelines for proposed development. The architectural compatibility guidelines are identified following the Activity Zones section.

4. Set-backs involving side and rear yards/public alleys are consistent throughout the campus
5. Set-backs from private and to-be-privatized streets are a minimum of ten feet or any applicable public utility easement (internal portions of Belmont Blvd., E. Belmont Circle, Bernard Circle, Acklen Avenue and Delmar Street)

Height Applicability. A second Belmont development objective is to establish a building height range based on location and topography. There are significant variations in existing building/structure height within the campus and between the campus and adjoining neighborhoods. There are also significant topographic changes across the proposed campus. It is intended that the following provisions apply for proposed buildings:

1. Height from public streets is based on a maximum range separately for each of the following streets or groups of streets
 - a. Wedgewood and Magnolia Avenues
 - b. 12th Avenue
 - c. Belmont Boulevard and Portland Avenue
 - d. 15th, 18th, Caldwell and Ashwood Avenues
 - e. Bernard, Compton and Acklen Avenues and Delmar Street are assumed to be internal to the campus for determining height
2. Height at the intersection of any of the above locations allows the greater height to take precedence over the lower height for the length of the building, equivalent to or approximately, the length associated with the location of greater height
3. Maximum building height at the perimeter of the campus is established by the applicable activity zone; maximum building height within the campus is ten stories
4. Height within the interior of the campus, including private and to-be-privatized streets and alleys, is determined by the University and the Metro Building Code, subject to the ten-story limitation
5. Height for any building that, at approximately the same location, replaces an existing one, may retain the original height if it is higher than that described for the activity zone, subject to applicable Metro Codes (e.g. Morningside)
6. Height for all existing and proposed buildings is defined by the eave line or top of roof deck as measured from the average finished grade for the portion of a building fronting on a public street in the event that feet is used instead of stories as the criteria

Wedgewood and Magnolia Avenues Grand Entry Zone

It is envisioned that Wedgewood and Magnolia Avenues become a *Grand Entry Zone*. The Grand Entry Zone is located along the two arterials between 15th and 18th Avenues. Activities and their related design are complementary with the monumental, historical architecture of the earlier Ward-Belmont School and the more recent Belmont University additions. Collectively they represent one of the most architecturally significant settings in Nashville. They also frame the major arterial corridor that connects Interstate Highway 65 and the Vanderbilt, Hillsboro Village and Music Row activity centers.

Range of Activities. The range of activities involves a combination of administrative, instructional and residential. The location and design of activities is intended to create a visual entry for the campus.

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The zone includes the privately-owned Morningside congregate living retirement center. For planning purposes, this activity may ultimately convert to university-related use.

The zone also includes the historic Belmont Mansion. It is the intent to continue the museum, meeting and special event activities associated with the Mansion currently.

	Street Level	Upper Levels
Administrative	•	•
Assembly/Conference Center	•	•
Faculty Office	•	•
General Academic	•	•
Museum	•	•
Specialty Housing	•	•
Student Housing	•	•
Student Support	•	•
Parking	•	

Access and Scale. The preferred means for accessing the campus in conjunction with the Grand Entry Zone is vehicular. The combination of Wedgewood and Magnolia Avenues and their respective intersections with the campus serve commuter students and visitors.

The Grand Entry Zone also includes pedestrian access in conjunction with the Vanderbilt, Hillsboro Village and Music Row activity centers. The pedestrian access is located at Wedgewood/E. Belmont Circle and Magnolia/Acklen.

The preferred scale of buildings and entries is monumental with a similar eaveline and massing throughout the zone. The scale of landscaping, lighting and signage is intended to complement the buildings and provide orientation for vehicular and pedestrian access.

Height and Set-back. It is the intent to maintain a similar skyline for all buildings fronting Wedgewood and Magnolia Avenues. Due to the change in topography that declines from Freeman Hall toward 15th and 18th Avenues, buildings nearest 15th and 18th Avenues may maintain their front height of 5-8 stories to the end of the block and any turn on 15th and 18th Avenues as stated in the Height Applicability section. A proposed building on the corner of 15th and Wedgewood Avenues is exempt from any horizontal architectural compatibility guidelines and may be exempt from any vertical architectural compatibility guidelines if, in the opinion of Metro Planning staff, a reasonable attempt has been made by Belmont to purchase the houses in the first block from Wedgewood Avenue.

The preferred set-back of proposed buildings fronting Wedgewood and Magnolia Avenues is similar to that of existing buildings fronting the two thoroughfares. The set-back of proposed buildings fronting only 15th Avenue is similar to that of Kennedy Hall, which was approved under the Urban Zoning Overlay set-back provisions in 2002.

The preferred set-back for proposed buildings fronting only 18th Avenue is similar to that of the existing multi-family residential.

	Height (stories) at set-back	Set-back (feet)
Fronting Wedgewood	5-8	70-80
Fronting Magnolia	5-8	25-35
Fronting 15 th only	4-5	25-30
Fronting 18 th only	4-5	25-35
Side & rear at perimeter	4-5	5
Alley	4-5	5

Ancillary Use. The intent of the increased building set-back for Wedgewood and Magnolia Avenues is to create a monumental setting involving mostly natural lawn. Additionally, the following ancillary uses may be included in the set-back:

- Access drive and short-term parking consistent with maintaining and improving existing provisions
- Landscape features such as a plaza, fountain, planting bed and art
- Ground signage
- Loading area for pedestrian
- Loading dock at side or rear of building; Loading and refuse areas shall not face public streets along 1-0 perimeter
- Information and security booths
- Communication dish or tower located on roof of building
- Museum and special functions that are associated currently with the existing Belmont Mansion
- Food, health care and personal services that are associated currently with the existing Morningside congregate living retirement center

Academic Core Zone

It is envisioned that the historical mall, new mall and adjoining facilities become an *Academic Core Zone*. The Academic Core Zone extends north/south between the Belmont Mansion and the Bell Tower and east/west between 15th Avenue and the Bunch Library and Leu Visual Arts Center. Activities and their related design are complementary with the historic mall in creating pedestrian-oriented greenspaces connecting the buildings associated with the zone. The ends of the greenspaces are anchored by architectural focal points in creating a sense of a mall. The 13th side is to comply with architectural compatibility guidelines.

It is further envisioned that the current tennis courts and soccer field become a site for future buildings. Two or more buildings are included. The buildings are to have an orientation and entry to 15th Avenue and the future mall. The 15th Avenue side is to comply with architectural compatibility guidelines.

Range of Activities. The range of activities involves assembly, instructional, student support, residential and plant operations. The location of activities is important in creating an attractive, convenient and safe area for students to move between classes, media resource centers and student support areas.

The zone contains the existing plant operations. It is the intent to continue the central boiler and chiller functions with proper architectural integration and screening.

	Street Level	Upper Levels
Assembly/Performance	•	•
Faculty Office	•	•
General Academic	•	•
Library	•	•
Physical/Energy Plant	•	
Recreation	•	
Specialty Housing	•	•
Student Housing	•	•
Student Support	•	•
Parking	•	

Access and Scale. The preferred means for accessing the campus in conjunction with the Academic Core Zone is pedestrian. The historic mall and proposed mall include pathways connecting class spaces, student support areas and pedestrian activity locations.

One pedestrian entry is associated with this zone. The pedestrian entry at 15th Avenue just north of Kennedy Hall connects the academic and the principal student housing portions of the campus. Additional connections are included with the other activity zones.

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Vehicular access is limited in quantity/location to enhance pedestrian access and conserve greenspace. In the event that the following existing vehicular access become primarily pedestrian, emergency and service vehicle, and access for parking, a Traffic Impact Study is to be conducted for Belmont Blvd. and East Belmont Circle. In addition, East Belmont Circle is to be referred to the Planning Commission for review before closing.

- Belmont Blvd. between Portland and Acklen Avenues (already privatized by the University)
- E. Belmont Circle between the Massey Business Center and the Beaman Student Center (already privatized by the University)

In addition, the existing vehicular access at 15th Avenue just north of Kennedy Hall may be relocated northward to an alignment with Caldwell Avenue.

Height and Set-back. It is intended to allow flexibility in building height within the internal portion of the zone due to the existing variation. In the specific area of the historic mall, it is the intent to maintain a skyline that is similar to the existing. In the perimeter, the western-most portion is similar to the existing Library and Visual Arts buildings, while the eastern-most portion is similar in height to the existing Kennedy Hall. In general, proposed development along 15th Avenue has a similar building height in providing a unified appearance.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 th only*	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

* See architectural compatibility guidelines for front set-back articulation where opposable to remaining single-family residential

Ancillary Use. The historic mall and the proposed mall are associated with large natural lawns. Additionally, the following ancillary uses may be included in the zone.

- Access drive and short- and long-term parking that is consistent with existing provisions and is complementary with the historic mall for future provisions
- Landscape features such as a plaza, fountain, gazebo, planting bed and art
- Ground signage
- Loading area for pedestrian
- Loading dock and refuse area at side or portion of building not adjacent to/facing public street
- Information and security booths
- Outdoor recreation and limited sports
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission Approval

Belmont Boulevard Arts and Entertainment Zone

It is envisioned that Belmont Blvd. become an *Arts and Entertainment Zone*. The A&E Zone is located between Portland and Ashwood Avenues. Activities and their related design are complementary with the existing neighborhood commercial in creating a sense of a village center with a Main Street character.

Range of Activities. The range of activities involves a mixed use of assembly, instructional, entertainment, residential and related commercial. The location of activities is important. Those that are shared with the neighborhood are on the street level, and the mostly university-related general academic activities and student housing are on the upper levels.

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It is intended that commercial activities are of a type generally supportive of Belmont’s students. They are also open to non-university users. Examples are small retail, services, food services, entertainment and banking.

The zone includes the shared university and church use at the Belmont Heights Baptist Church. It is intended that the shared use continue and include all customary activities associated with the church. Any parking at the street level shall be screened from the street and sidewalk. See Ancillary Use for restrictions.

	Street Level	Upper Levels
Arts Instruction/Performance	•	•
Assembly	•	•
Athletics/Sports	•	•
Bookstore/Music & Art Sales	•	•
General Academic	•	•
Recreation/Wellness	•	•
Student Housing	•	•
Student Support	•	•
Supporting Commercial	•	
Parking	•	

Access and Scale. The preferred means of accessing the campus in conjunction with the A&E Zone is pedestrian. Belmont Blvd. is the pathway connecting all of the activities on both sides throughout the length of the street.

Access for activities is oriented toward Belmont Blvd. with openings at the street level. A widening of sidewalks is intended to provide outdoor seating and display areas. Proposed buildings along Belmont Blvd. may be recessed to provide outdoor seating and activity.

Vehicular access is provided in conjunction with Belmont Blvd. The primary location is Compton, Delmar or a future drive.

The preferred scale of buildings and entries is pedestrian oriented. The scale of landscaping, lighting and signage is intended to provide a pedestrian ambiance involving convenience, comfort and safety.

Height and Set-back. It is the intent to maintain a three-story imagery adjacent to Belmont Blvd. and Portland Avenue for the portion of the zone that is north of Compton Avenue. Where buildings may be higher, front walls shall be set back a minimum of 10 ft. on upper levels, and terraces may be included.

The portion of the zone that is between Compton and Ashwood Avenues is comprised of the existing buildings that are shared by the University and Belmont Heights Baptist Church and the multi-family residence at Ashwood. It is the intent to maintain a height that is comparable to the existing buildings. The preferred set-back of proposed buildings fronting Belmont Blvd. and Portland Avenue is comparable to that of the Curb Event Center.

	Height (stories) at set-back	Set-back (feet)
Fronting Belmont Blvd.*	3-4	30-35
Fronting Belmont Blvd.**	3-4	25-35
Fronting Portland	3-4	30-35
Fronting Ashwood	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5
<i>* Between Compton & Portland</i>		
<i>** Between Compton & Ashwood</i>		

Ancillary Use. The following ancillary uses are included in the zone.

- Access drive and internal parking; no parking in front of building except existing and street
- Landscape features such as a plaza, fountain, kiosk, planting bed and art
- Outside food service

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- Ground signage
- Loading area for pedestrian
- Loading dock and refuse area at side or rear of building and not facing public street
- Information and security booth
- Child care and playground
- Amphitheater and public shared open space
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission approval

South Campus Mixed Use Zone

It is envisioned that the southern portion of the campus become a *South Campus Mixed Use Zone*. The South Campus Mixed Use Zone extends north/south between Kennedy Hall and Ashwood Avenue and east/west between 15th Avenue and midway of the block. Activities and their related design comprise an area of mixed activities that are shaped and accessed by the multiple public streets serving the zone.

It is further envisioned that future buildings be sited so that they are in close proximity to public streets and provide open space between buildings. The open spaces are appropriate locations for recreational fields, pedestrian activity centers and parking. Any sport related field is to be located in the interior.

Range of Activities. The range of activities involves instructional, physical plant, residential and sports.

The zone includes the Physical Therapy Building located on 15th Avenue between Compton and Delmar Avenues. It is the intent to convert the facility to plant operations. The plant operations may include outside delivery and storage with screening from streets.

	Street Level	Upper Levels
Food Service	•	
General Academic	•	•
Plant Operations	•	•
Outside Storage	•	
Recreation	•	
Specialty Housing	•	•
Sports	•	
Student Housing	•	•
Parking	•	•

Access and Scale. The preferred means of access to the campus in conjunction with the South Campus Mixed Use Zone is vehicular. Primary vehicular access is provided in conjunction with Belmont Blvd. The existing public alley access between Delmar and Ashwood Avenues near Belmont Blvd. is retained.

Height and Set-back. It is the intent to maintain a similar skyline along 15th and Ashwood Avenues. Height is similar to Kennedy Hall. Within the interior of the zone, it is the intent to have flexible building height.

The preferred set-back of proposed buildings fronting 15th and Ashwood Avenues is similar to Kennedy Hall. Proposed buildings fronting portions of 15th and Ashwood Avenues are to comply with architectural compatibility guidelines.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 th only*	4-5	25-30
Fronting Ashwood only *	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

* See architectural compatibility guidelines for front set-back articulation where opposable to remaining single-family residential

Ancillary Use. The following ancillary uses may be included in the zone.

- Access drive and internal parking
- Landscape features such as a plaza, fountain, kiosk and planting bed
- Ground signage
- Loading area for pedestrian
- Loading dock and refuse on side or rear of building and not facing public street
- Outside storage for construction materials, construction equipment, enclosed dumpsters and similar functions where screening is provided from the street and sidewalk
- Information and security booths
- Outdoor recreation, limited sports and public shared open space
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission approval

Residential Campus Zone

It is envisioned that the eastern portion of the campus becomes a *Residential Campus Zone*. The Residential Campus Zone is located mainly along the east side of 15th Avenue. The southern portion extends eastward to 12th Avenue and westward to include Kennedy Hall. Activities and their related design are intended to provide a planned residential area.

Range of Activities. The range of activities involves assembly, student housing, student support, recreation and sports. Food services for students are also included.

The east side of 15th Avenue between Wedgewood and Caldwell Avenue is intended to remain as an existing residential buffer subject to condition and codes permitting.

- Assembly (Limited)
- Recreation
- Sports
- Student Housing
- Student Support
- Parking

Street Level
Upper Levels

-
-
-
-
-
-

Access and Scale. The preferred means of access to the campus in conjunction with the Residential Campus Zone is vehicular. Vehicular access is located at 12th and 15th Avenues. Within the zone, pedestrian is the preferred means of circulation. A pedestrian access with the Academic Zone is located just north of Kennedy Hall. It is the intent to create a pedestrian scale area that includes pedestrian pathways and activity areas. Greenspace is also included throughout the zone.

Height and Set-back. It is the intent to maintain a similar skyline along 12th Avenue. The Hillside student housing is an example. It is the further intent to maintain a similar skyline along 15th Avenue. Within the interior of the zone, it is the intent to have flexible building height.

The preferred set-back for buildings fronting 12th Avenue is similar to the Hillside student housing. The preferred set-back for buildings fronting 15th Avenue is similar to Kennedy Hall.

- Fronting 12th only
- Fronting 15th only
- Side & rear at perimeter
- Alley

Height (stories)
at set-back

Set-back (feet)

- 4-6 35-45
- 4-6 25-30
- 4-6 5
- 4-6 5

Ancillary Use. The following ancillary uses may be included in the zone.

- Access drive and short- and long-term parking
- Landscape features such as a plaza, fountain, planting bed and art
- Ground signage
- Self-service laundry
- Loading area for pedestrian
- Loading dock at side or rear of building
- Information and security booth
- Outdoor recreation and limited sports
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff approval
- Other portable buildings with Planning Commission approval