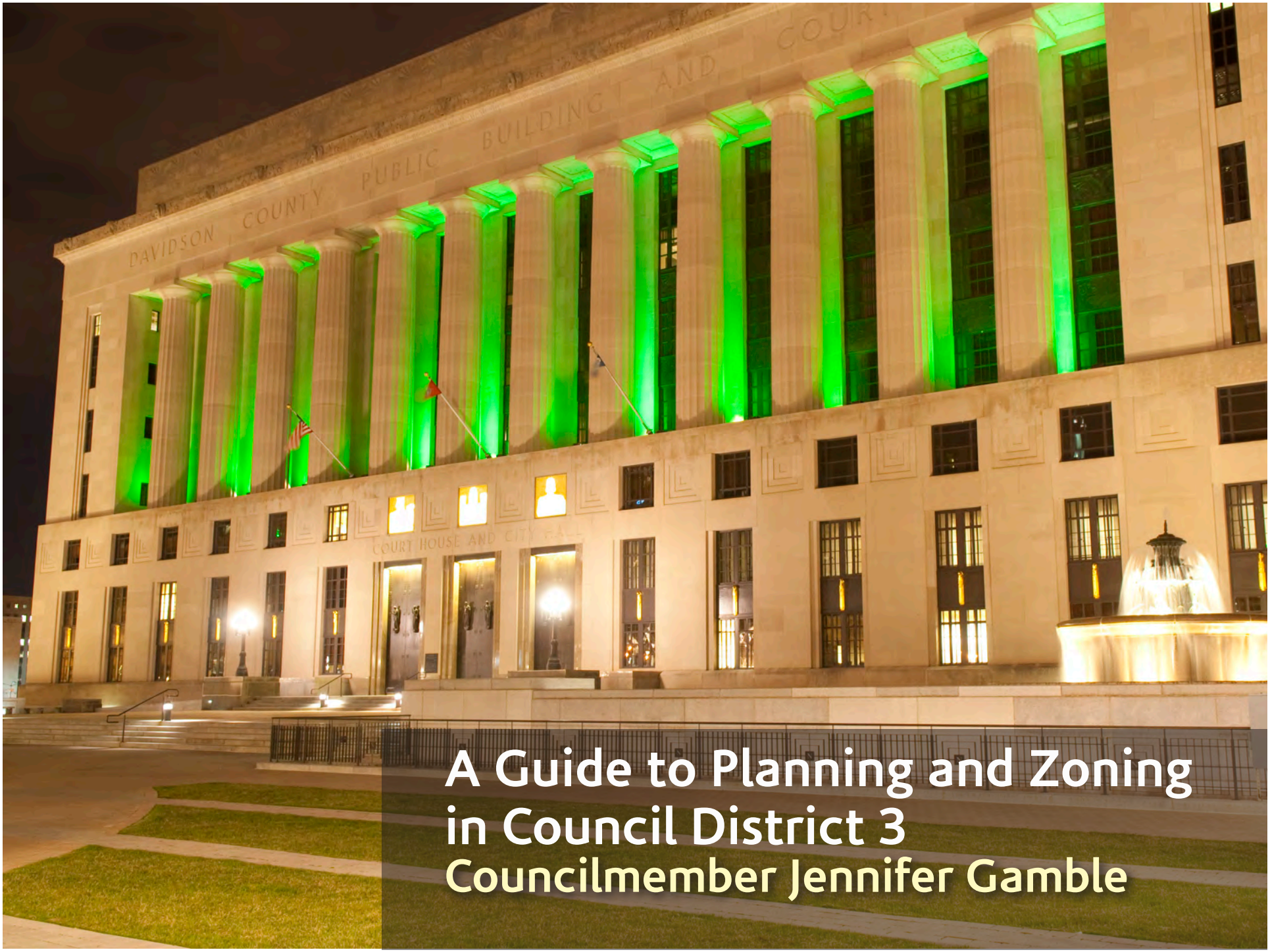


A Guide to Planning and Zoning in Council District 3

Councilmember Jennifer Gamble

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Staff & Contact Information

Receptionist	(615) 862-7150	
Customer Service Desk		
(call here with planning questions)	(615) 862-7190	planningstaff@nashville.gov
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Lucy Kempf	(615) 862-7167	lucy.kempf@nashville.gov
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Bonds Desk		
Michelle Hollingsworth	(615) 862-7202	bond.desk@nashville.gov
Public Information Officer		
Sean Braisted	(615) 862-7861	sean.braisted@nashville.gov

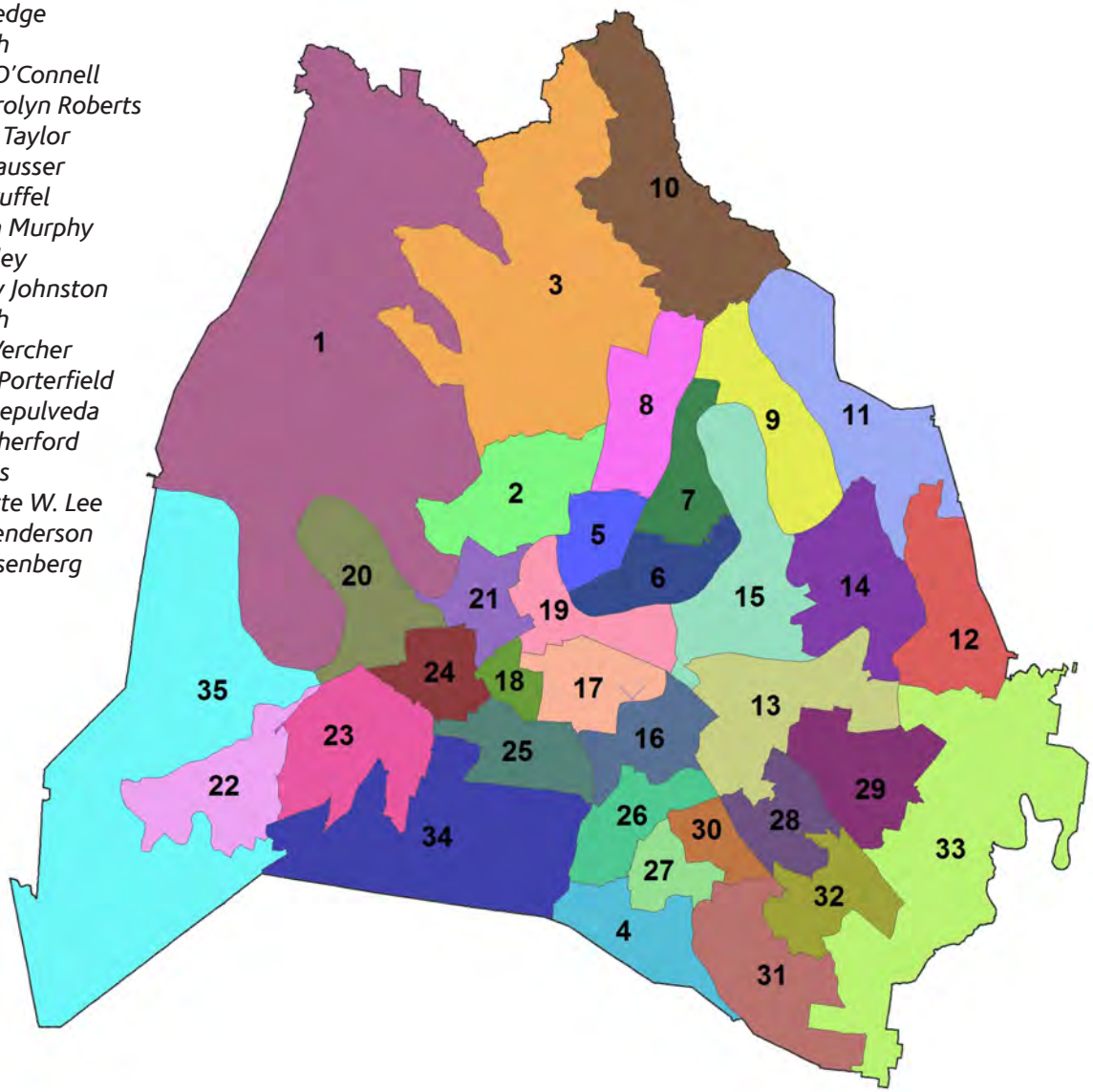
Council District Map & List of Councilpersons

Vice Mayor: Jim Shulman

2019 Councilpersons
At large:

- *Burkley Allen*
- *Steve Glover*
- *Sharon W. Hurt*
- *Bob Mendes*
- *Zulfat Suara*

1	*Jonathan Hall*
2	*Kyonzté Toombs*
3	*Jennifer Gamble*
4	*Robert Swope*
5	*Sean Parker*
6	*Brett Withers*
7	*Emily Benedict*
8	*Nancy VanReece*
9	*Tonya Hancock*
10	*Zach Young*
11	*Larry Hagar*
12	*Erin Evans*
13	*Russ Bradford*
14	*Kevin Rhoten*
15	*Jeff Syracuse*
16	*Ginny Welsch*
17	*Colby Sledge*
18	*Tom Cash*
19	*Freddie O'Connell*
20	*Mary Carolyn Roberts*
21	*Brandon Taylor*
22	*Gloria Hausser*
23	*Thom Druffel*
24	*Kathleen Murphy*
25	*Russ Pulley*
26	*Courtney Johnston*
27	*Bob Nash*
28	*Tanaka Vercher*
29	*Delishia Porterfield*
30	*Sandra Sepulveda*
31	*John Rutherford*
32	*Joy Styles*
33	*Antoinette W. Lee*
34	*Angie Henderson*
35	*Dave Rosenberg*



Frequently Asked Questions

How can I determine the current zoning on a property in my district?

The Planning Department's online mapping system includes zoning and land use policy, along with maps, aerial photos, and many other types of information.

Our **online property map** at http://www.nashville.gov/Planning-Department/Mapping-and-GIS/PropertyMapping.aspx provides zoning and other information.



What services does the Planning Department provide?

The **Land Development Division** is responsible for the day-to-day administration of the Zoning Code for Planned Unit Development Overlay Districts, Institutional Overlay districts and Specific Plan districts and Subdivision Regulations for Nashville and Davidson County. The **Community Plans/ Design Studio** team works to improve Nashville's livability by focusing on the unique qualities of our physical environment and building on those qualities to strengthen our neighborhoods, corridors, and districts. The **Mapping/GIS** office provides maps and spatial data to the Planning Department, the community, and other Metro departments.

How can I reach someone at the Planning Department?

To speak with a staff member, call our receptionist at (615)862-7150 or use the online directory at https://www.nashville.gov/Planning-Department/Staff-Directory.aspx. If you have a question about an application, call our customer service desk at (615)862-7190 or email planningstaff@nashville.gov.

How can I find out what development is currently before the Planning Commission in my district?

The Planning Department's "Development Tracker" interactive map at http://maps.nashville.gov/developmenttracker/ shows currently active applications to the Planning Department and monitors their status as they move through staff review, the Planning Commission, and the Council.

How can I find out what's on the next Planning Commission agenda?

Electronic copies of each agenda, as well as staff reports, are posted on our Meetings, Deadlines, and Hearings page at https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings.aspx on the Friday before each Planning Commission meeting. The Planning Commission generally meets on the second and fourth Thursday of each month. Only one meeting is typically held in July and December. Metro offers an online signup at https://public.govdelivery.com/accounts/TNNASH/subscriber/new to receive agendas of all Metro boards and commissions by email.

The Planning Department emails the new application review packet for cases in your Council district after each filing deadline, which is at least six weeks before each case will be discussed by the Planning Commission. (Note: Some cases do not go to the Planning Commission and can be approved by staff.)

Those applications also appear on the Development Tracker interactive page at https://maps.nashville.gov/DevelopmentTracker/. On the Friday before each Planning Commission meeting, the Planning Department emails a copy of the staff report for projects in their district to every Councilmember.



Who can speak at a Planning Commission meeting, and when?

Councilmembers present at the Planning Commission meeting are recognized as the meeting opens and may address the Commission then, or when the item the Councilmember wishes to speak on is before the Commission.

Applicants and members of the public may address the Commission as their applications are heard. Applicants may speak for up to ten minutes, including two minutes for rebuttal. Individuals are limited to two minutes. Representatives of specific organizations (for example, homeowners' associations and neighborhood groups) may speak on behalf of the organization for up to five minutes (if the Chairman is notified in advance). Councilmembers have no time restrictions.

Where can I look up the zoning code online?

A direct link is available at https://www.municode.com/library/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances.

How does NashvilleNext affect zoning?

NashvilleNext is a set of goals, policies, actions, and plans, approved by the Planning Commission in June 2015, which will guide growth, development, and preservation in Davidson County through 2040.

NashvilleNext does not rezone properties. It does include the fourteen Community Plans which apply Community Character policies to property throughout the county. These community character polices guide zone changes and, in some cases, subdivision decisions.

More specific information on Community Character policies, and a map of policies in this Council district, is on pages 18 and 19.





Frequently Used Websites

Planning Department homepage
https://www.nashville.gov/Planning-Department.aspx

NashvilleNext front page
http://www.nashville.gov/Government/NashvilleNext.aspx

Development Tracker Interactive Map
http://maps.nashville.gov/DevelopmentTracker/

Parcel Viewer Interactive Map
https://maps.nashville.gov/ParcelViewer/

Other Planning Department Interactive Maps
https://www.nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx

Planning Commission Meeting Schedule And Filing Deadlines
https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings.aspx

What does each zoning district allow?
http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/What-your-zoning-allows.aspx

Agendas and Staff Reports are posted on the Friday before each Planning Commission meeting at:
https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings.aspx



Metropolitan Planning Department
Metro Office Building
800 Second Avenue South, PO Box 196300
Nashville, TN 37219-6300

About the Metro Planning Department

The Metropolitan Planning Department is committed to keeping the community we serve informed and involved as decisions are made about growth, development, and preservation. Public understanding of and involvement in the changes to our community are two of the Planning Department's core responsibilities. The community is best served when residents, property owners, business owners, institutions, and other stakeholders are informed and have the opportunity to participate.

To that end, we work closely with the Metropolitan Council and reach out to the community through public meetings, printed and online publications, social media, and personal contact. We also keep Councilmembers and the community informed of specific development proposals in their area.

Our interactive "Development Tracker" map at http://maps.nashville.gov/DevelopmentTracker/ provides updates on new development applications which have been submitted to the Planning Department. That link connects to an interactive map which leads to detailed information on each application and where it is in the review and approval process.

Nearly fourteen hundred people speak directly with our Customer Service Desk every month, by phone or in person. The planners at that desk also handle nearly as many emails in addition to in-person contacts. The Customer Service Desk is part of Metro's Development Services Center, a "one-stop shop" on the first floor of the Metro Office Building which provides convenient access to all of Metro's development-related departments.



Community Plans

Changes to the Community Plans begin with public meetings, where planners listen to community members' vision for future development. These meetings offer opportunities for public review and comment as the plans are developed and updated. All fourteen Community Plans were updated in 2015 as part of "NashvilleNext," the long-range plan for growth, development, and preservation in Davidson County.

NashvilleNext was the result of nearly three years of public outreach and discussion. The Planning Commission approved NashvilleNext by a unanimous vote in June 2015. A minor update was adopted in 2017.



The Metro Council and the Planning Commission: Zone Changes

Planning Department staff members review development applications and make recommendations to the Planning Commission with input from property owners, the community, Councilmembers and other Metro agencies. These recommendations are also based on good planning principles and the Community Character policy for that property.

The Commission then makes recommendations to the Council on zone changes. A recommendation of approval requires a simple majority of the Council on third reading for Council approval, and a recommendation of disapproval requires 27 votes for Council approval on third reading.



Metropolitan Planning Commission

Responsibilities

The Planning Commission reviews and recommends to the Metro Council on all of the following:

- Zoning changes (base zoning and overlay districts)
- Zoning Code text amendments
- Mandatory Referrals, including street and alley closures, street renamings, Metro property leases/sales/purchases, real property donations to Metro, sign/awning/fiber optic cable and improved easement encroachments, and water/sewer/drainage abandonments
- Capital Improvements Budget

The Planning Commission reviews and approves:

- Subdivision plats
- Minor changes to planned unit developments (PUDs) and urban design overlay districts (UDOs)
- Detailed neighborhood design plans (DNDPs)
- Community plan updates and amendments
- Bonds for developments

The Planning Commission also reviews and makes recommendations to the Board of Zoning Appeals on all Special Exceptions within Metro.

Membership

The Metropolitan Planning Commission is made up of 10 members who serve a four-year term without compensation, excepting the Metro Councilmember, who serves a two-year term. Commissioners must be residents of Davidson County.

Eight of the 10 members are appointed by the Mayor and confirmed by a majority vote of the Metro Council. The ninth member is the chair of the Metro Council's Planning & Zoning Committee, and the tenth member is the Mayor or his/her designee.

Commissioners, Fall 2019

Greg Adkins, Chairman
Jessica Farr, Vice-Chairman
Lillian Blackshear
Jeff Haynes
Brian Tibbs
Ron Gobbell
Dr. Pearl Sims
Daveisha Moore
Metropolitan Council representative
Mayor's representative

To reach the Commissioners:
planning.commissioners@nashville.gov
(615)862-7152

Planning Department staff also serves as the Planning Commission's staff. To reach staff members:

Planning Department receptionist:
(615)862-7150

Staff directory: https://www.nashville.gov/Planning-Department/Staff-Directory.aspx

Questions about specific projects:

Planning Department customer service desk,
(615)862-7190

planningstaff@nashville.gov

Meetings

The Planning Commission's regular meetings are held at **4:00 pm on the second and fourth Thursday** of each month. Meetings are held in the **Sonny West Conference Center** on the ground floor of the Howard Office Building, **700 Second Avenue South**. There is typically only one meeting in July and December.

Meetings are carried live on Metro 3, Metro government's access channel, and streamed live at https://www.nashville.gov/Information-Technology-Services/Cable-Television-Services/Metro-Nashville-Network/Live-Streaming.aspx

Agendas and staff reports are posted online on the Friday before each meeting at: https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings.

Staff Reports

A staff report including background information and Planning Department staff's recommendation to the Commission is prepared for all regular agenda items. Copies are emailed to all Councilmembers for proposals in their districts.

Councilmembers and the public can also access reports, agendas, Planning Commission actions, and meeting minutes through the Planning Department website at:

https://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings

Planning Commission Actions

There are multiple actions that the Planning Commission may take regarding an application. These actions are based on regulations, rules, standards, ordinances, and current planning principles.

Approve: the application complies and may move forward.

Approve with conditions: the application complies, provided the applicant meets certain conditions.

Defer: the application is deferred at the request of the applicant or by action of the Planning Commission, and will appear on a future Planning Commission meeting agenda.

Defer Indefinitely: the application is indefinitely deferred at the request of the applicant, and will not appear on a future Planning Commission agenda unless the applicant requests it.

Disapprove: the application is inconsistent with the policy, goals, and/or objectives of the adopted General Plan, which includes all of the adopted community plans, or violates a regulation, rule, standard, ordinance, or policy of the Metropolitan Government.

Withdraw: the application is removed from the Planning Commission's consideration.



NashvilleNext: The General Plan for Nashville/Davidson County

NashvilleNext is a plan, created by Nashvillians, to guide how and where we grow in Nashville and Davidson County for the next 25 years.

The Planning Commission approved NashvilleNext unanimously in June 2015, after three years of planning and public outreach and participation by over 18,500 community members. NashvilleNext is not a static document.

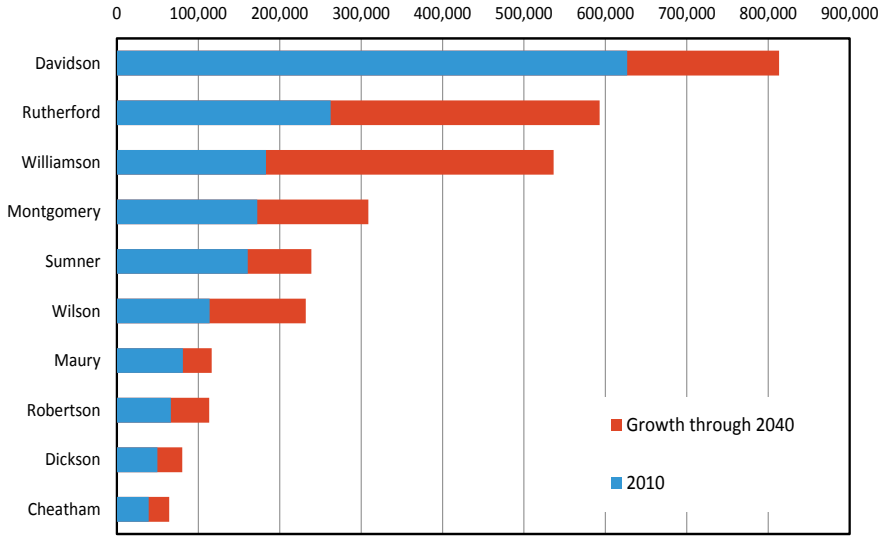
Details and background information are on our NashvilleNext webpage at www.nashville.gov/Government/NashvilleNext.aspx.

It's built on our community's goals and vision of **ensuring opportunity for all**, **expanding accessibility**, **creating economic prosperity**, **fostering strong neighborhoods**, **improving education**, **championing the environment** and **being Nashville** – building on our unique strengths as a city and as Nashvillians.

NashvilleNext is not a static document.Work is now underway to accomplish the most pressing action items in NashvilleNext, including:

- Preserving our neighborhoods while building housing close to transit and jobs
- Protecting rural character and natural resources
- Creating walkable centers with jobs, housing and services in suburban and urban areas
- Expanding walking, biking and transit
- Making our city affordable for all Nashvillians

Many more of us by 2040...



Davidson County's population is projected to grow by more than 186,000 over the next 25 years - and the Middle Tennessee region's by about one million.

nashvillenext

Guiding Principles

These seven principles, gathered through extensive community outreach, present the long-term view of what Nashvillians want for their future.

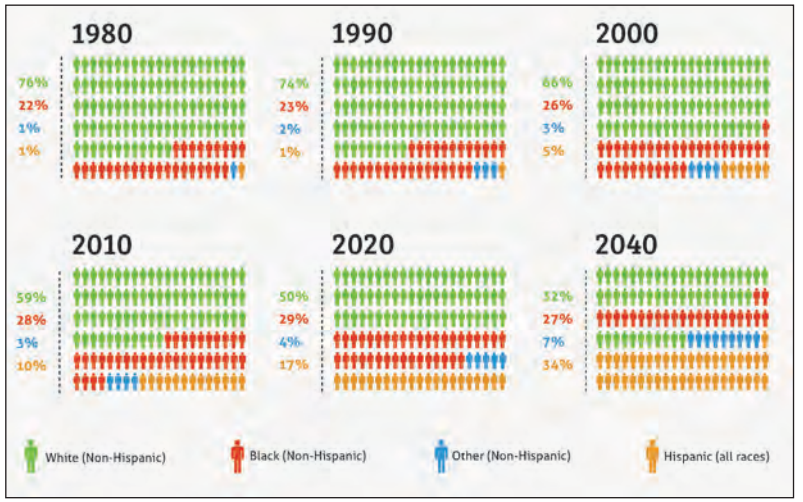
- Ensure opportunity for all
- Expand accessibility
- Create economic prosperity
- Foster strong neighborhoods
- Advance education
- Champion the environment
- Be Nashville

Key components of NashvilleNext

NashvilleNext provides guidance and direction to a variety of initiatives including:

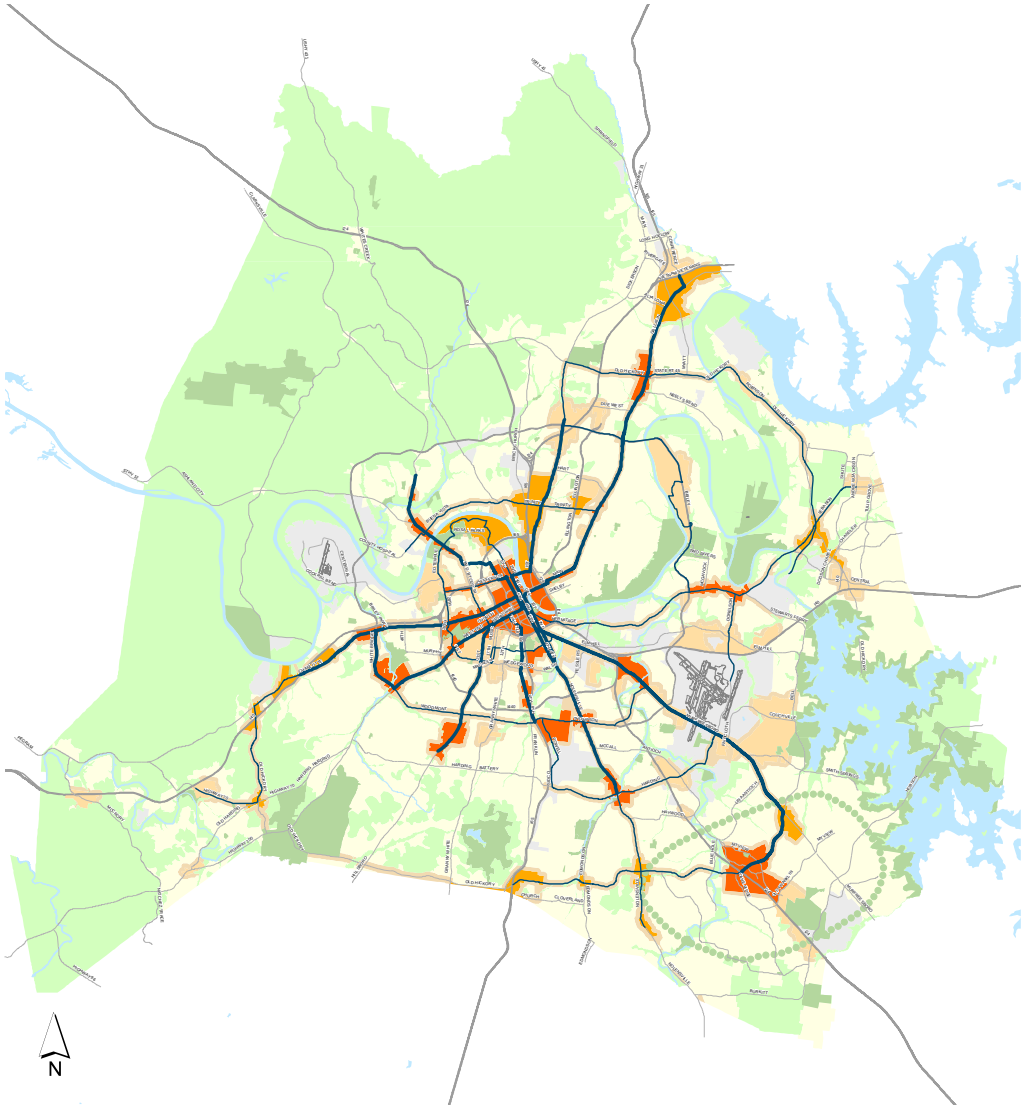
- Community Plans: shaping growth, development, and preservation in each of the 14 community planning areas of the county
- *Access Nashville 2040*: a comprehensive, multimodal transportation and accessibility plan
- The *Major & Collector Street Plan*: a comprehensive plan and implementation tool for guiding public and private investment in major streets

and a much more diverse community



The largest growth will occur in the Hispanic community - and no single ethnic group will have a majority in Davidson County.

NashvilleNext Growth & Preservation Concept Map



The Growth and Preservation Concept Map visually lays out Nashvillians' vision for how our community should grow and for what should be preserved in the future.

The Concept Map is a tool for aligning our city's spending, regulation, and programs to ensure that new development and redevelopment carries out the community vision. It identifies preservation of a "green network" that provides access to nature and preserves natural resources. It also identifies and preserves the physical character of rural, suburban, and urban neighborhoods.

The Concept Map directs growth toward tiered "activity centers," described in greater detail below. Most of these are in existing concentrations of employment and residential activity. Infill development should be encouraged around these centers, and along transit and multimodal corridors. The map also identifies a network of more frequent and reliable transit service, with high-capacity transit recommended for the most heavily traveled routes.

Center
Pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs, and parks, as well as services, schools, and cultural amenities.

TIER ONE
These centers are the focus of coordinated investments to shape growth and support increased transit service in the next ten years.

TIER TWO
These centers receive some investments to manage growth, though less than Tier One centers.

TIER THREE
These centers show areas that could receive coordinated investments in response to opportunities identified by the private sector.

Green network
Natural and rural areas that provide natural resources (like farming), ecological services (like cleaning air and water), and passive and active recreation opportunities. They also include sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when developed (such as steep slopes and floodplains).

OPEN SPACE ANCHOR

AREA MISSING OPEN SPACE ANCHOR

Neighborhood
Primarily residential areas offering a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. Neighborhoods have different character, depending on the context (rural, sub-urban, urban, or downtown).

Transitions & infill
Higher density housing that is appropriate along and around corridors and centers to provide a harmonious connection to surrounding neighborhoods.

Special impact area
Special impact areas include intense industrial areas, airports, landfills, and other uses that should be kept separate from homes.

High capacity transit corridor
A framework of more intense housing and commercial areas along major roadways with more frequent transit service.

IMMEDIATE NEED
Routes with near-term improvements to transit service.

LONG-TERM NEED
Routes for longer-term improvements to transit service.

CONNECTION TO REGIONAL TRANSIT

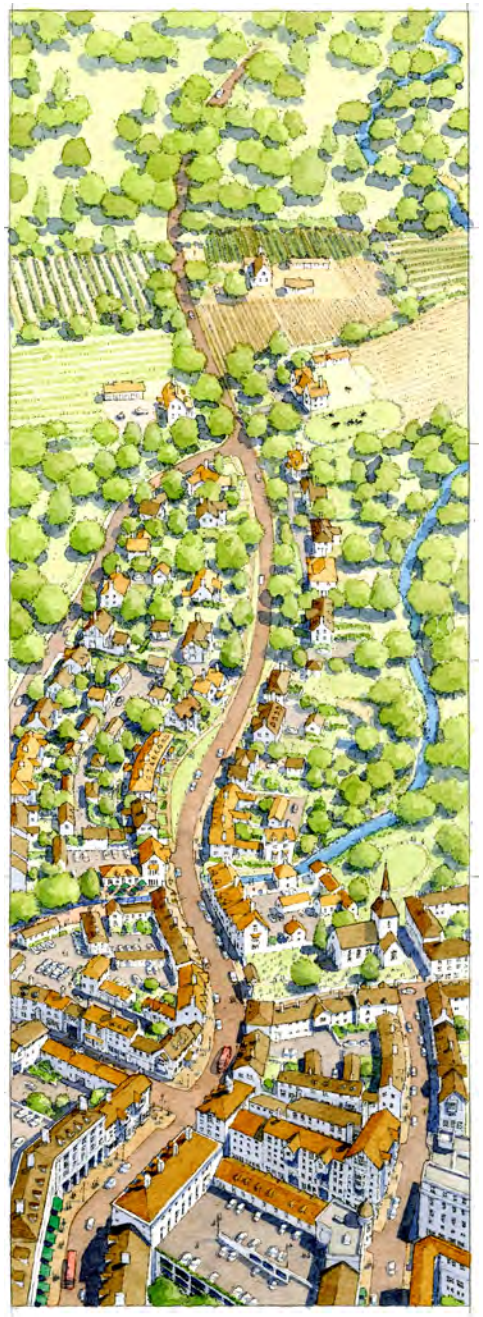
Community Character Manual

The Community Character Manual (CCM), a part of Volume III of NashvilleNext, provides detailed guidance for the form and function of each community character policy used in community planning in Nashville and Davidson County. These policies guide decisions on zone changes, subdivisions, and infrastructure improvements.

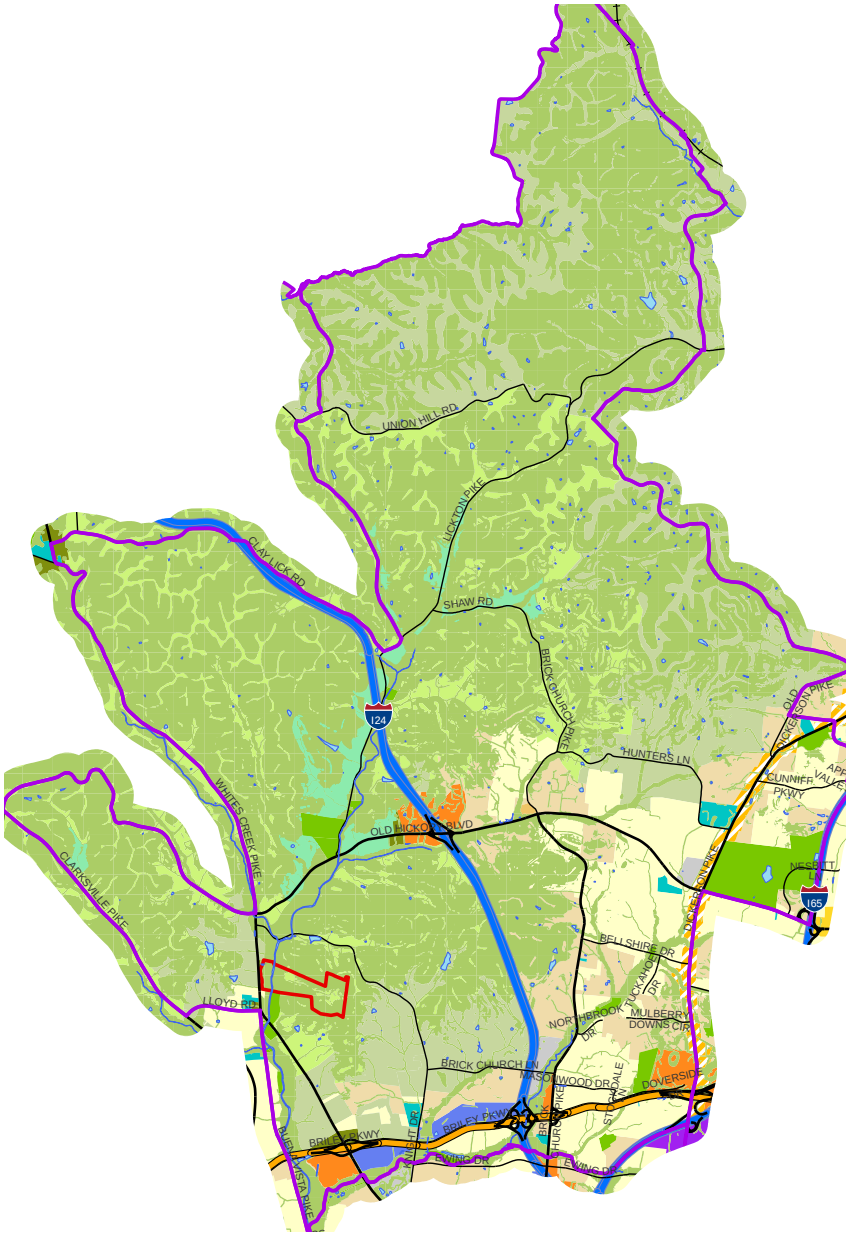
The community character approach to policy is based on the look and feel of neighborhoods, centers, corridors and open spaces. It sets general guidelines for the form of the built environment in seven "transect categories," that range from natural land to intense urban centers.

The CCM is a living document, and can be amended to reflect the community's changing needs and goals. It can be found online at

https://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx



Community Character Policies for District 3



Supplemental Policy Areas

CCM

- CO Conservation
- CI Civic
- OS Open Space
- T2 RA Rural Agriculture
- T2 RCS Rural Countryside
- T2 RM Rural Maintenance
- T2 NC Rural Neighborhood Center
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- T4 CC Urban Community Center
- D I District Impact
- D IN District Industrial

The Transect

Nashville and Davidson County includes natural and rural areas, a variety of distinctive suburbs, and urban communities, as well as a regional economic center (Downtown). The transect describes character and form in different areas of the county and to preserve the diversity and uniqueness of these areas.

T1 Natural
The county's least-developed areas, usually large expanses of publicly controlled, undisturbed open space, often including environmentally sensitive areas.

T2 Rural
Sparsely developed, with agriculture and low density residential as the primary uses.

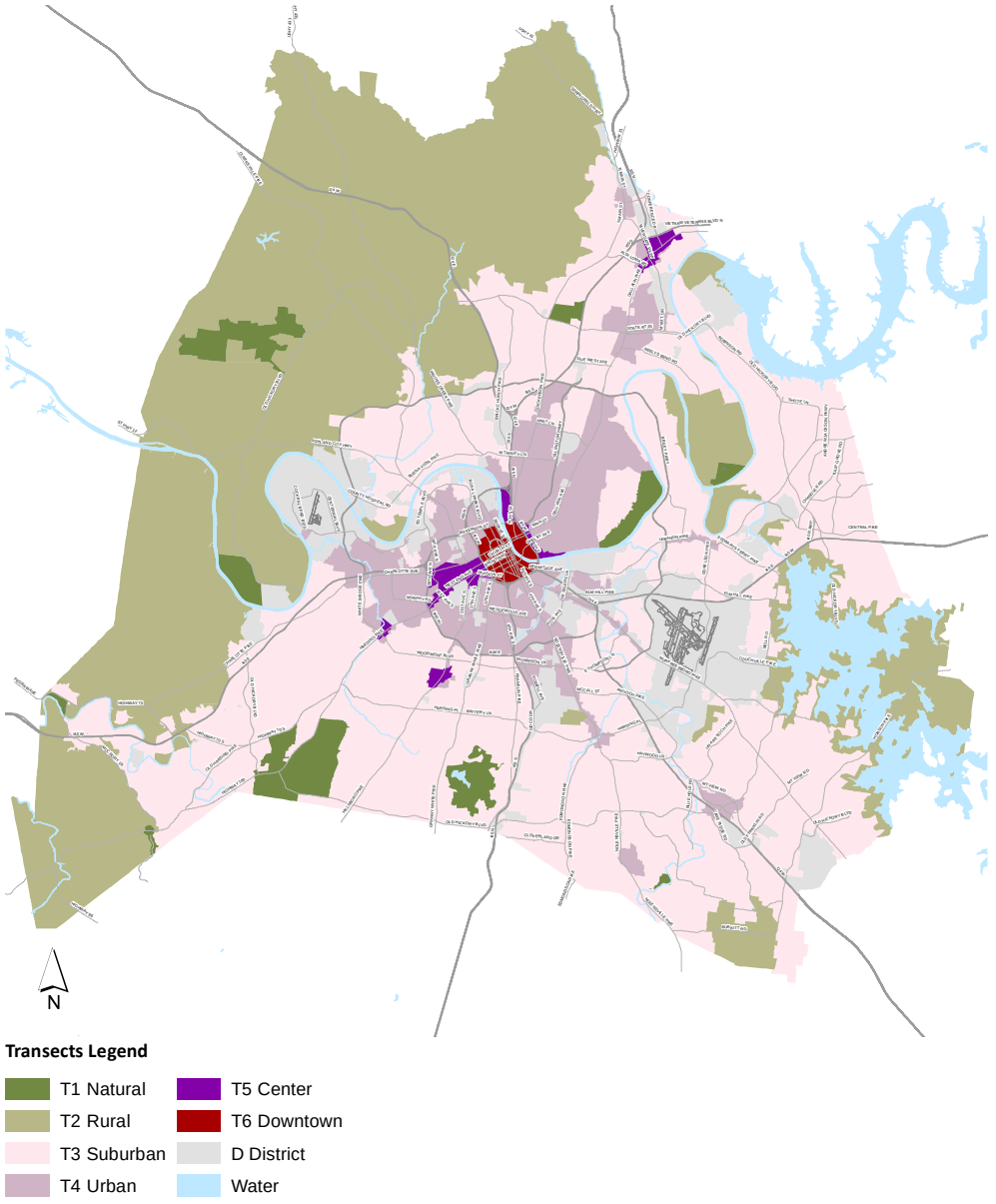
T3 Suburban
Transition from the least dense to more dense environments, located between urban and rural transect areas.

T4 Urban
Includes both historic, inner-ring neighborhoods and new neighborhoods intended for development in a more intense, urban fashion.

T5 Center
Intense, walkable, mixed use areas featuring employment, housing, services, and amenities which should be served by transit.

T6 Downtown
The city core; the center of commerce, arts, and government.

D District
Large areas which accommodate a single land use.



Nashville and Davidson County's transect

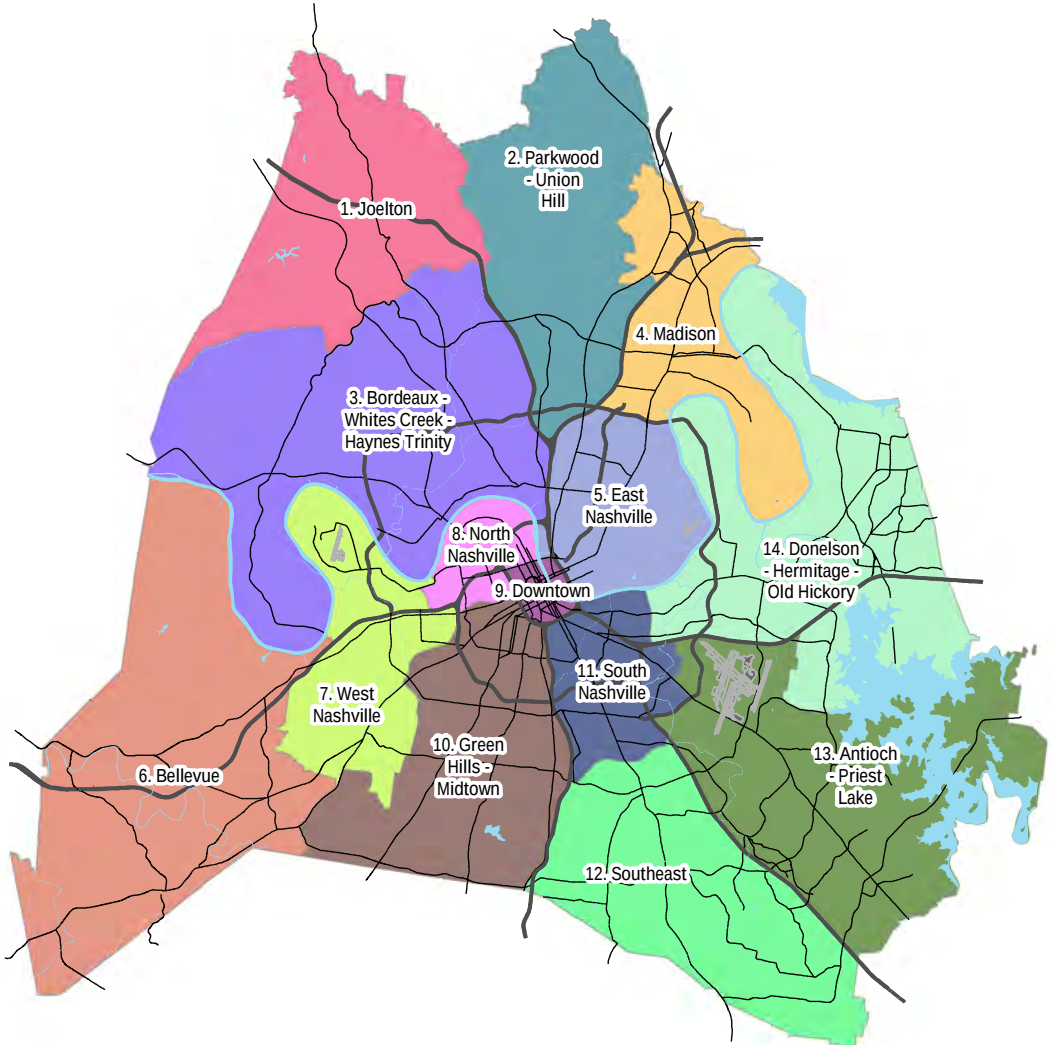
Community Plans

Metro Nashville and Davidson County's Community Plans are future planning documents adopted by the Planning Commission that describe the role each community plays in realizing the overall vision of the County: what residential, commercial, office and open space each community will house for the County.

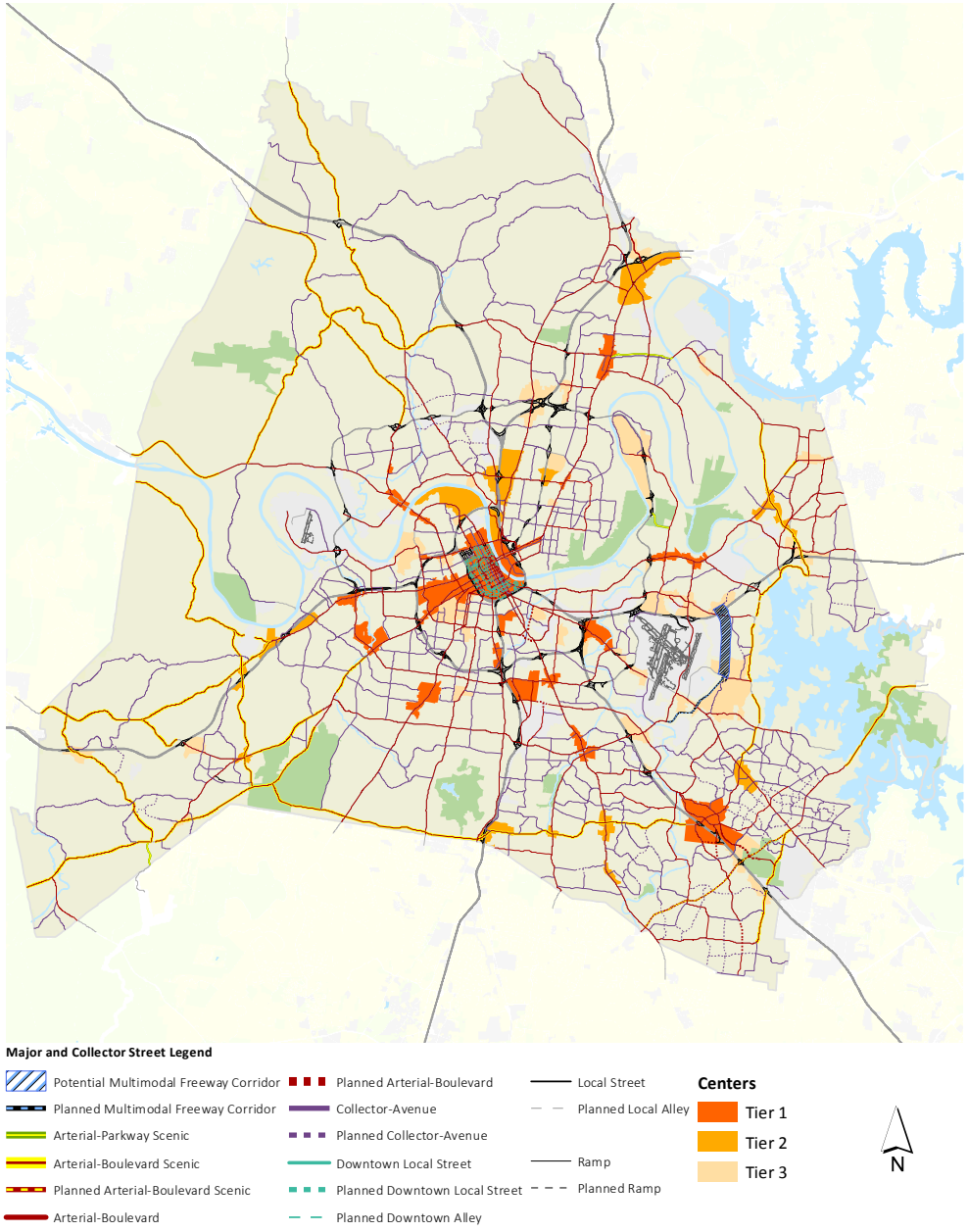
Each community's plan is generally updated every 5-10 years, and all have been recently updated as part of NashvilleNext. The process for updating community plans is open to the public, and includes significant community participation.

Community Plans are prepared by the Planning Department in cooperation with residents, business owners, institutional representatives and developers.

Specific information on each Community Plan is online at https://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans.aspx



Major and Collector Street Plan



The Major and Collector Street Plan (MCSP) is a comprehensive plan and implementation tool for guiding public and private investment in the major streets that make up the backbone of the city's transportation system.

The MCSP is part of *Access Nashville 2040*, volume V of NashvilleNext, which guides a multimodal transportation network tied to land use decisions.

It relies heavily on two concepts:

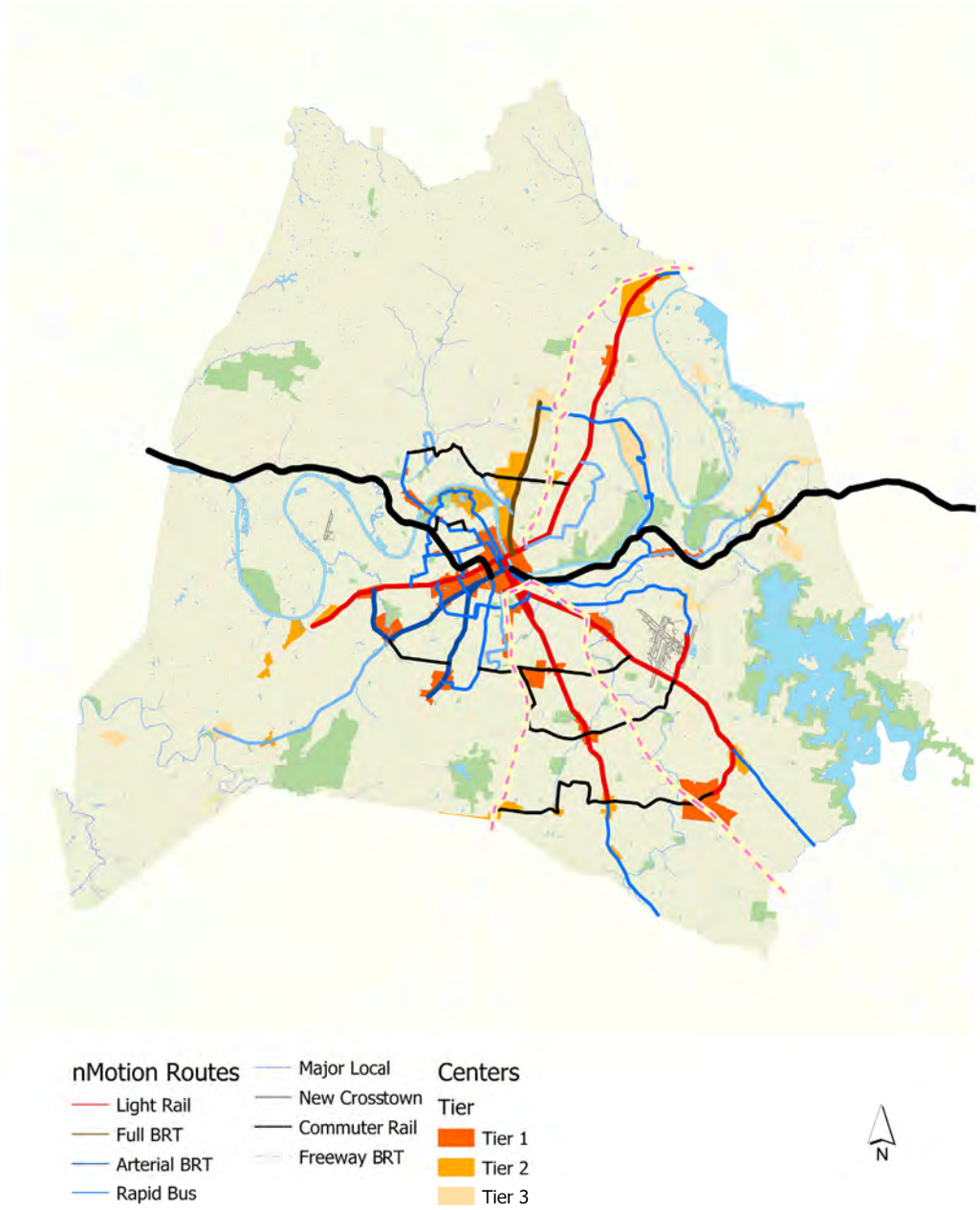
- Context Sensitive Solutions is a collaborative, interdisciplinary approach to developing a transportation system which fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources while maintaining safety and mobility.
- Complete Streets is a policy initiative to build streets that accommodate pedestrians, cyclists, motorists, transit users, and people of all ages and abilities.

The Planning Department's interactive map of the Major and Collector Street Plan is online at

https://maps.nashville.gov/MCSP/.

The complete Plan and *Access Nashville 2040* are online at http://www.nashville.gov/Government/NashvilleNext/The-NashvilleNext-Plan.aspx.

nMotion



WeGo Public Transit developed the nMotion Plan, a long-term plan for a transit system in Middle Tennessee. nMotion establishes a framework for the types of transit and magnitiude of system changes that might be advanced with more study in the future. It provides a vision for how projects and services come together into a comprehensive transit network and ways to improve short term implementation.

nMotion was approved by the Metro Planning Commission on August 24, 2017. Recommendations for countywide high capacity transit service have been incorporated into the Major and Collector Street Plan, the Growth and Preservation Concept Map, and future transit facilities into each successding communityplanning study.

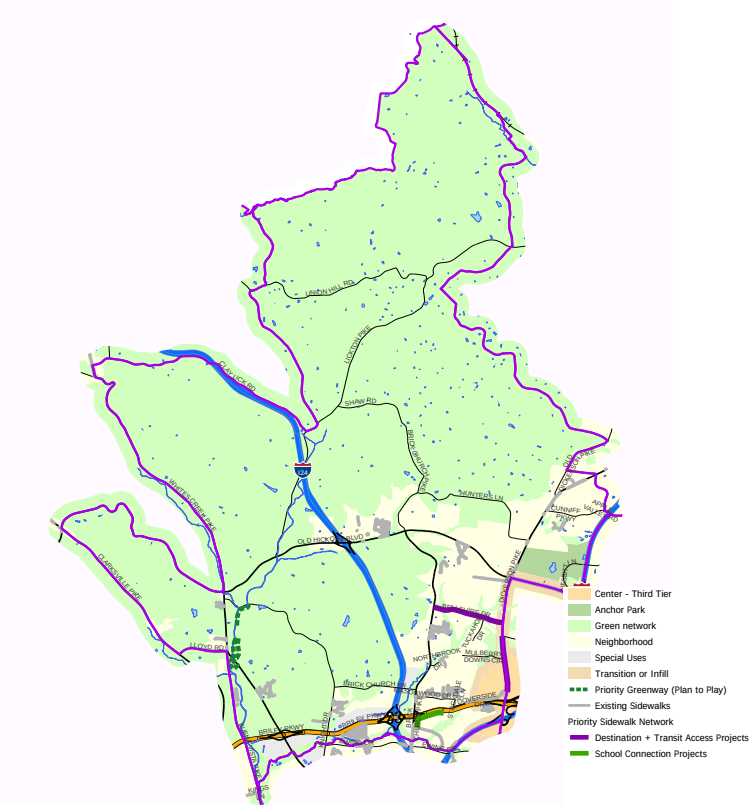
Recommendations outlined within nMotion can be viewed on the Major and Collector Street Plan website under the nMotion layer at:

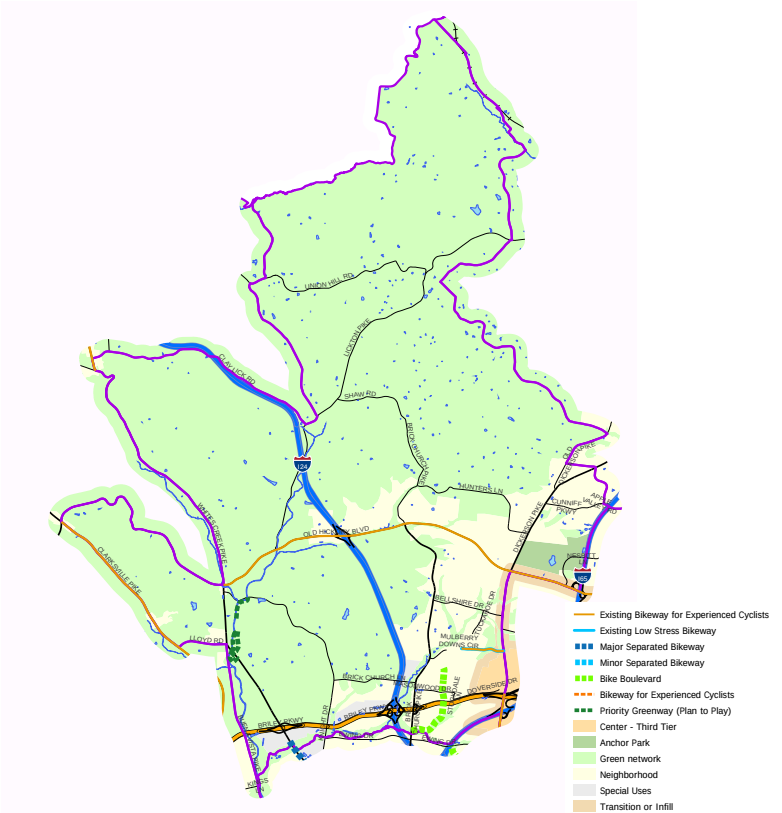
https://maps.nashville.gov/MCSP/

The complete nMotion Plan is online at:

http://www.nmotion.info/

WalknBike





The Metro Planning Commission adopted the WalknBike Plan on August 24, 2017, updating Metro's 2008 Strategic Plan for Sidewalks and Bikeways. It details short and long term strategies to improve connectivity for people walking and bicycling and prioritizes future sidewalk and bikeway construction throughout the county based upon the NashvilleNext Growth and Preservation Concept Map and WeGo Public Transit's nMotion Plan. Metro Public Works and Metro Planning jointly worked on the update, to align sidewalk and bikeway investment scores to future growth areas based on access to schools, transit, destinations, sidewalk gaps, and high crash locations and to foster improved communication and transparency with project tracking.

Recommendations for improved sidewalk infrastructure and new and enhanced bikeways have been incorporated into the MCSP and each succeeding community planning study.

The Metro Public Works' interactive map for the Sidewalks Project Tracker is online at https://mpw.nashville.gov/sidewalks/ as well as the Bikeways Project Tracker at https://mpw.nashville.gov/bikeways/.

The complete WalknBike Plan is online at https://www.nashville.gov/Public-Works/WalknBike.aspx.

Planning and the Capital Improvement Budget (CIB)

Any capital improvement that Metro makes must be included in the Capital Improvement Budget. Capital improvements include any building, structure, work, or improvements with a life over 5 years and a cost greater than $50,000. However, the CIB does not allocate funding; inclusion in the CIB does not guarantee that a project will be funded. The CIB only identifies what capital projects Metro could fund in the following year. Project funding must be allocated through a separate process. General obligation bonds fund most projects. Council authorizes GO bonds, usually through a capital spending plan.

Council Rule 17 sets the process for Councilmembers to request projects in the CIB. Members submit project requests to the Planning Department by October 15 for possible inclusion in the following year's CIB. Planning staff distribute requests to the Departments that would carry out the project. Departments assess each request to estimate its cost and alignment with any Department master plan or project. Planning compiles Department responses into a report provided to Council on December 1. In January, Council's Planning, Zoning, & Historical and Budget & Finance Committees meet together to prioritize Council requests.

Each year, the Planning Commission prepares the CIB. The Commission submits the list to the Mayor sixty days before the budget year begins on July 1. The Mayor submits the CIB to Council by May 15; Council must act on the CIB by June 15.



Planning Department staff contact:
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gregory.claxton@nashville.gov
(615)862-7162

Development Applications - The Review Process

The Planning Department staff reviews, and coordinates other departments' review of, applications for various development-related activities. Planning Department staff then prepares a recommendation for the Planning Commission. The Metropolitan Council is the final decision-making body on zone changes, overlay districts, and mandatory referrals, and is guided but not bound by the Planning Commission's recommendation. The Planning Commission makes final decisions on subdivision plats, performance bonds for development, and community plans.

Zone changes

Zone changes involve rezoning property from one zoning district to another or amending text in the Zoning Code. Planning staff makes recommendations to the Planning Commission based on Community Plans and application of the Zoning Code. The Metropolitan Council has final authority over zone changes. A simple majority on third reading is required for Council approval. Twenty-seven votes are required to override a recommendation of disapproval by the Planning Commission.

Zoning overlay districts

Zoning overlay districts establish special standards and regulations in a specific area, to provide greater design flexibility and/or to preserve certain features or resources of the community. Application of an overlay district follows the zone change process.

Specific descriptions of various types of overlays are online at our Zoning & Subdivision webpage:

https://www.nashville.gov/Planning-Department/Rezoning-Subdivision.aspx

Subdivision plats

Subdivision plats involve division of a tract or parcel of land into two or more lots. State law contains two separate sets of rules for this action, under "regional" and "municipal" planning. Both are in effect for Metro, and whenever they disagree the municipal section applies.

In both cases, a "subdivision" is defined as a tract or parcel of less than five acres, so many landowners think they are exempt from filing a subdivision plat if their tract or parcel is five acres or greater; however, it depends on several different factors, including availability of public utilities and the number of parcels which share driveway access. The Planning Commission has final approval over subdivision plats and is only appealable to Chancery Court.

Mandatory referrals

Mandatory referrals are processes which municipalities must follow as mandated by state law, and which must be referred to the Planning Commission for its review and approval. These referrals involve construction, land use, and/or improvements on land owned or controlled by the Metropolitan Government.

The five types of mandatory referrals include:

- Metro property may involve public schools, greenways, parks, water lines, sewer lines, road widenings, office space for Metro departments or agencies, tax-delinquent properties, and transfers to MDHA, Parks, or Metro Public Schools.
- Easement abandonments may be for water lines, sewer lines, or improved drainage facilities.
- Encroachments into the public right of way can be above or below ground for signs, flags, awnings, or fiber-optic cable.
- Street/Alley Closures may consolidate properties for development or provide greater security for businesses, schools, religious institutions, and residences.
- Street renamings may be done to honor someone who has been deceased for two or more years, or to improve E-911 service.

The Metropolitan Council has final authority over mandatory referrals.

Performance Bonds

Requiring developers to post a bond before recording a plat protects Metro Government and the community if the developer goes bankrupt or fails to construct improvements to Metro standards. Performance bonds are required by state law. Performance bonds are required for final plats that propose to install on- or off-site public improvements, for example, streets, fire hydrants, water and sewer lines, sidewalks, traffic signs, or traffic signals.

It is in Metro's, and the community's, interest to have the work properly completed rather than collect a bond. Bonds are released once all improvements are made and inspected and ready to be publicly maintained. The Planning Commission has final authority over performance bonds.

Plan Amendments

As described earlier, Community Plans guide growth, development, and preservation throughout Nashville and Davidson County. The county is divided into fourteen separate communities, which is part of the countywide General Plan, NashvilleNext.

Each Community Plan establishes the Community Character policies for its plan area, and review and approval of any zone change is based on those policies.

An applicant who wishes to proceed with a zone change that is in conflict with the Community Character policy for a property may file for a Community Plan Amendment. Staff will coordinate with the district Councilmember to schedule a community meeting before the item is presented to the Planning Commission for consideration unless the change is considered to be a housekeeping amendment.

What Does Each Zoning District Allow?

Land development and planning requirements are included in Title 17 of the Metropolitan Code, available online at https://www.municode.com/library/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances.

Zoning classifications

Agricultural

- AG (agricultural, requiring a minimum lot size of 5 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)
- AR2a (agricultural, requiring a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)

Single-family residential

- RS80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single-family dwellings)
- RS40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single-family dwellings)
- RS30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single-family dwellings)
- RS20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single-family dwellings)
- RS15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single-family dwellings)
- RS10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single-family dwellings)
- RS7.5 (medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings)
- RS5, RS5-A* (medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings)
- RS3.75, RS3.75A* (medium density residential, requiring a minimum 3,750 square foot lot and intended for single-family dwellings)

One-family and two-family residential

- R80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single and two-family dwellings)
- R40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single and two-family dwellings)
- R30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single and two-family dwellings)
- R20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single

and R15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single and two-family dwellings)

- R10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings)
- R8, R8-A* (medium density residential, requiring a minimum 8,000 square foot lot and intended for single and two-family dwellings)
- R6, R6-A* (medium density residential, requiring a minimum 6,000 square foot lot and intended for single and two-family dwellings)

Multi-family residential

- RM2 (low density residential, intended for multi-family dwellings at 2 units per acre)
- RM4 (low-medium density residential, intended for multi-family dwellings at 4 units per acre)
- RM6 (medium density residential, intended for multi-family dwellings at 6 units per acre)
- RM9, RM-9A* (medium density residential, intended for multi-family dwellings at 9 units per acre)
- RM15 (medium-high density residential, intended for multi-family dwellings at 15 units per acre)
- RM20 (medium-high density residential, intended for multi-family dwellings at 20 units per acre)
- RM40, RM40-A* (high density residential, intended for multi-family dwellings at 40 units per acre)
- RM60, RM60-A*(high density residential, intended for multi-family dwellings at 60 units per acre)
- RM80-A* (high density residential, intended for multi-family dwellings at 80 units per acre)
- RM100-A* (high density residential, intended for multi-family dwellings at 100 units per acre)

Mobile Home Park

- MHP (Mobile Home Park, requiring a minimum 2 acre lot size and intended for mobile homes at 9 units per acre)

Mixed-Use

- MUN, MUN-A* (Mixed Use Neighborhood, intended for a low intensity mixture of residential, retail, and office uses)
- MUL, MUL-A* (Mixed Use Limited, intended for a moderate intensity mixture of residential, retail, and office uses)
- MUG, MUG-A*(Mixed Use General, intended for a moderately high intensity mixture of residential, retail, and office uses)
- MUI, MUI-A*(Mixed Use Intensive, intended for a high intensity mixture of residential, retail, and office uses)

Office & Residential

- OR20, OR20-A* (office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)
- OR40, OR40-A* (office and residential, intended for office and/or residential multi-family uses up to 40 dwelling units per acre)
- ORI, ORI-A* (Office and Residential Intensive, intended for high intensity office and/or residential multi-family uses with limited retail)

Office

- ON (Office Neighborhood, intended for low intensity office uses)
- OL (Office Limited, intended for moderate intensity office uses)
- OG (Office General, intended for moderately high intensity office uses)

Commercial

- CN, CN-A* (Commercial Neighborhood, intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- CL, CL-A* (Commercial Limited, intended for retail, consumer service, financial, restaurant, and office uses)
- CS, CS-A* (Commercial Service, intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities)
- CA (Commercial Attraction, intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry)
- CF (Core Frame, intended for a wide range of parking and commercial service support uses for the central business district)
- DTC (Downtown Code zoning district found only in Downtown Nashville, intended for a broad range of residential and non-residential activities with an emphasis on urban design - the relationship between the street, building and open space for efficient land use, increased transit, and the creation of vibrant and safe pedestrian streetscapes)

Shopping Centers

- SCN (Shopping Center Neighborhood, intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- SCC (Shopping Center Community, intended for moderate intensity retail, office, and consumer service uses for a wide market area)
- SCR (Shopping Center Regional, intended for high intensity retail, office, and consumer service uses for a regional market area)

Industrial

- IWD (Industrial Warehousing/ Distribution, intended for a wide range of warehousing, wholesaling, and bulk distribution uses)
- IR (Industrial Restrictive, intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures)
- IG (Industrial General, intended for a wide range of intensive manufacturing uses)

Specific Plan (SP) Zoning

In October 2005, the Metropolitan Council responded to requests from development professionals and community members by adopting an ordinance establishing "Specific Plan District" zoning, generally known as SP. SP is a base zoning district, not an overlay. An SP establishes design standards for specific properties which are written into the zone change ordinance, providing additional flexibility for developers and greater certainty for Council and community members that the final product will match the plans promised to the community.

Developers who use SP zoning must still follow historic and redevelopment guidelines.

They must also follow subdivision and stormwater regulations and the goals and objectives of the General Plan.

A 2013 ordinance revising the SP enabling legislation is online at https://www.nashville.gov/mc/ordinances/term_2011_2015/bl2013_516.htm

A regularly updated and searchable list of all approved SP districts is online at https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/SP-Districts.aspx

Zoning Overlay Districts

Original or "base" zoning is identified for overlay districts and remains in effect when zoning overlays are applied.

Planned Unit Developments (PUDs) and **Urban Design Overlays** (UDOs) define specific areas and set design standards for their development. A list of existing UDOs is at https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Urban-Design-Overlay/Existing-Urban-Design-Overlays.aspx

The **Institutional Overlay** provides development rules for specific areas but, unlike UDOs, institutional overlays work in cooperation with existing residential zoning. A list of existing institutional overlays is at https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Institutional-Overlay.aspx.

The **Contextual Overlay** limits height, footprint, and placement of construction to maintain context with existing, surrounding structures. This overlay requires community consensus and Councilmember support. A list of existing Contextual Overlays is at https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Contextual-Overlays.aspx

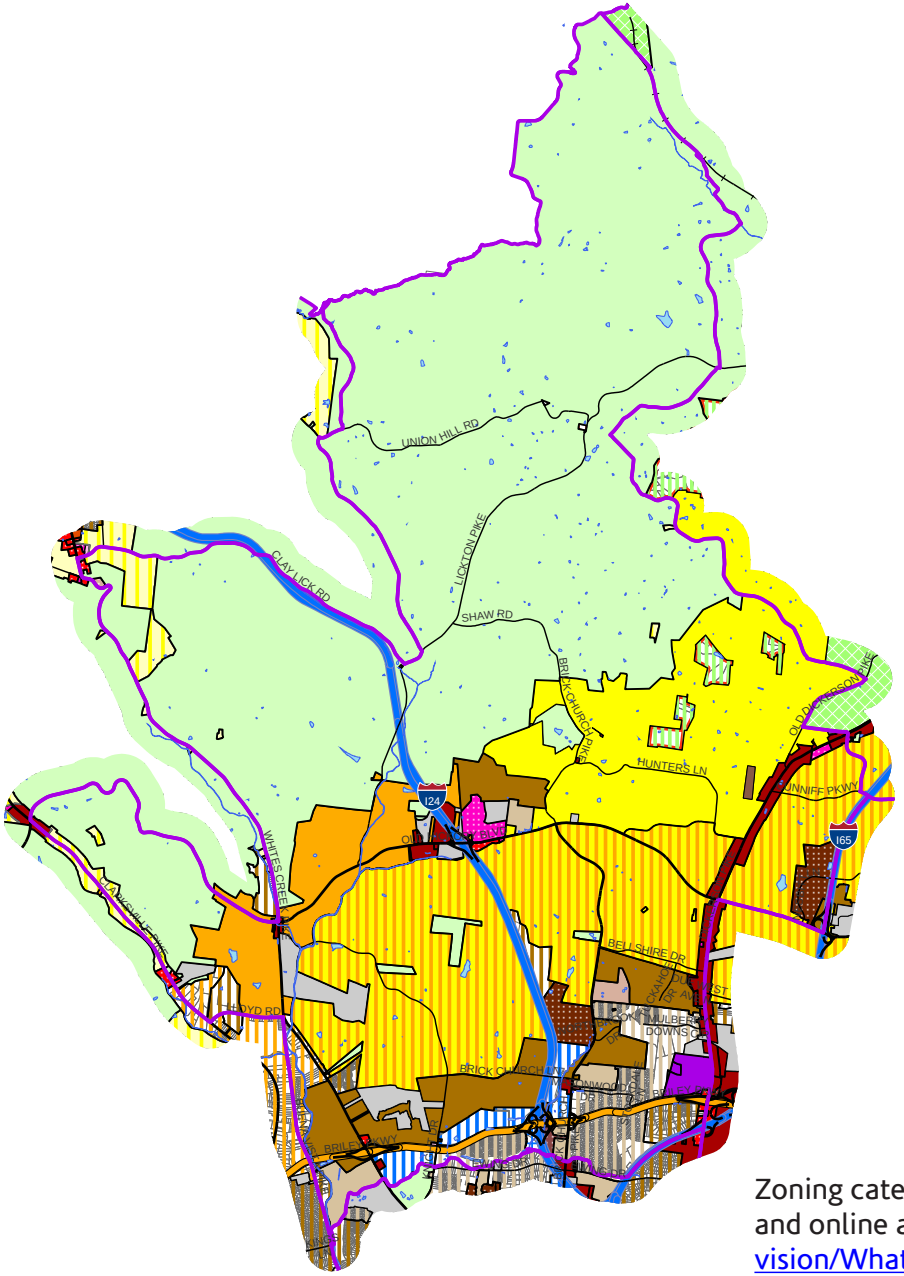
The **Historic Overlay** preserves historic properties and communities. Application for this overlay is first made to the Metro Historic Zoning Commission. https://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission.aspx

The **Corridor Design Overlay**, or CDO, is a zoning tool that requires specific design standards for development in a designated area. The Corridor Design Overlay lies on top of the current base zoning and allows for development standards above and beyond those in the base zoning. More information regarding Corridor Design Overlays can be found at https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Corridor-Design-Overlays.aspx.

MDHA Redevelopment Districts

These districts, created by the Metropolitan Development and Housing Authority with Council approval, are intended to ensure the use and long-term viability of the areas that they affect. See page 46 more information.
http://www.nashville-mdha.org/

Zoning in District 3



Zoning

- AR2a; AR2A
- RS80
- R40
- RS40
- R20
- RS20
- R15
- RS15
- R10
- RS10
- R8; R8-A
- RS7.5
- R6; R6-A
- MHP
- RM4
- RM6
- RM9; RM9-A
- RM20; RM20-A
- ON
- OL
- OR20; OR20-A
- CN
- CL
- CS; CS-A
- SCR
- IWD
- IR
- SP
- Satellite City

Zoning categories are explained on pages 32-35, and online at http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/What-your-zoning-allows.aspx

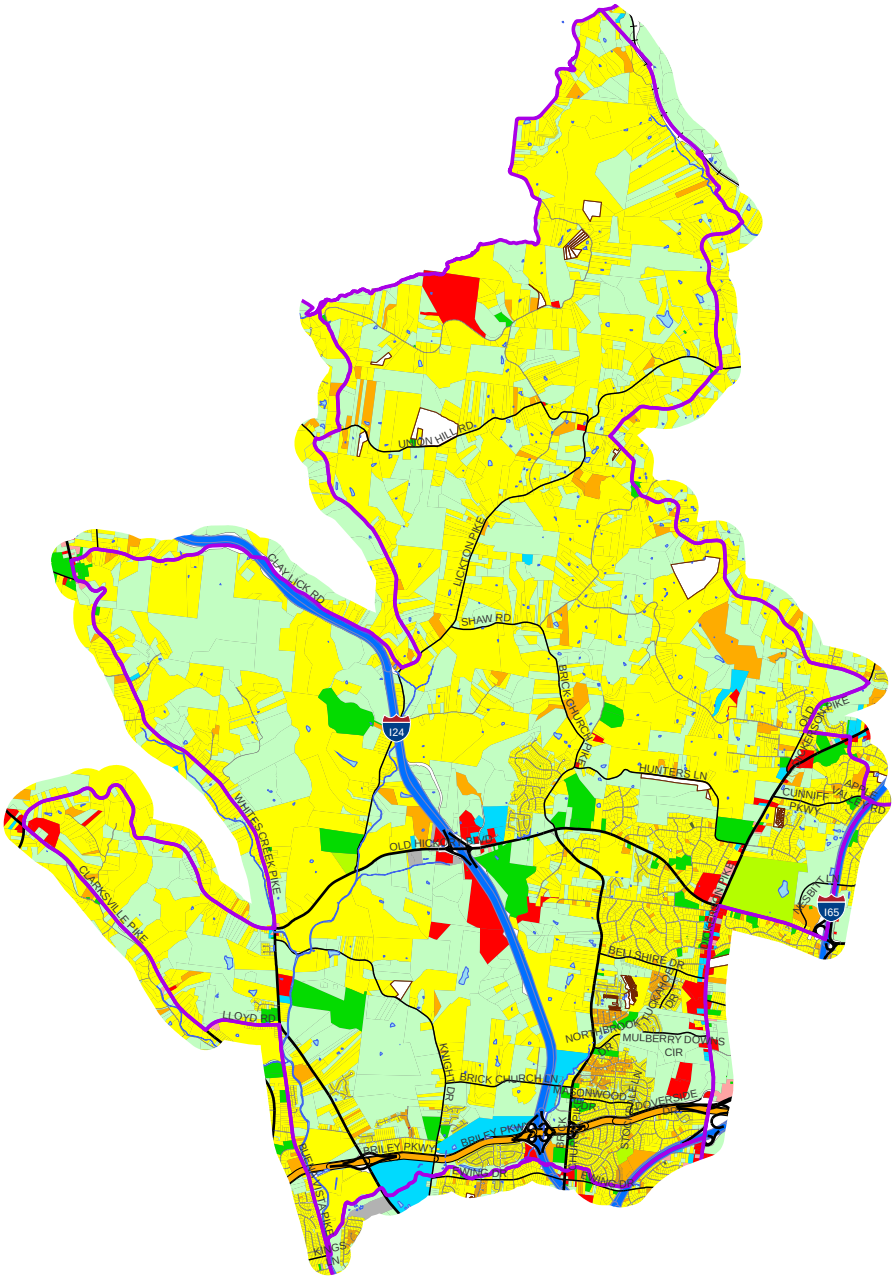
Council District 3

Zoning Category

District	Parcels	% of District	Acres	% of District	Appraised Value	% of District
AR2A	1,400	17.9%	14,473	53.5%	$239,025,649	15.0%
CL	22	0.3%	30	0.1%	$7,856,000	0.5%
CN	7	0.1%	5	0.0%	$1,463,600	0.1%
CS	147	1.9%	335	1.2%	$66,581,094	4.2%
IR	1	0.0%	8	0.0%	$178,900	0.0%
IWD	10	0.1%	264	1.0%	$80,163,800	5.0%
ON	2	0.0%	1	0.0%	$204,500	0.0%
OR20	27	0.3%	94	0.3%	$30,443,300	1.9%
R10	1,203	15.4%	1,115	4.1%	$165,294,481	10.4%
R15	150	1.9%	1,022	3.8%	$34,765,027	2.2%
R20	659	8.4%	2,550	9.4%	$170,969,310	10.7%
R40	1	0.0%	1	0.0%	$213,600	0.0%
R6	1	0.0%	0	0.0%	$85,900	0.0%
R8	432	5.5%	214	0.8%	$51,452,687	3.2%
RM20	2	0.0%	11	0.0%	$8,896,000	0.6%
RM4	1	0.0%	5	0.0%	$65,500	0.0%
RM6	177	2.3%	45	0.2%	$21,605,400	1.4%
RM9	8	0.1%	319	1.2%	$18,376,208	1.2%
RS10	254	3.3%	182	0.7%	$47,360,560	3.0%
RS15	121	1.6%	185	0.7%	$22,376,454	1.4%
RS20	1,393	17.8%	4,581	16.9%	$315,061,711	19.8%
RS40	61	0.8%	311	1.1%	$9,121,692	0.6%
RS7.5	1,681	21.5%	663	2.5%	$230,365,099	14.5%
RS80	13	0.2%	165	0.6%	$1,683,182	0.1%
SCR	8	0.1%	86	0.3%	$32,341,600	2.0%
SP	24	0.3%	390	1.4%	$34,628,220	2.2%
	7,805	100%	27059	100.0%	1590579474	100.0%

Why these don't add up to 100%:
Metro has 99 separate land-use codes, and some of them apply to only a few parcels in this district, or none at all; this table represents the applications which are most widely used in this district.

Land Use in District 3



Generalized Land Use

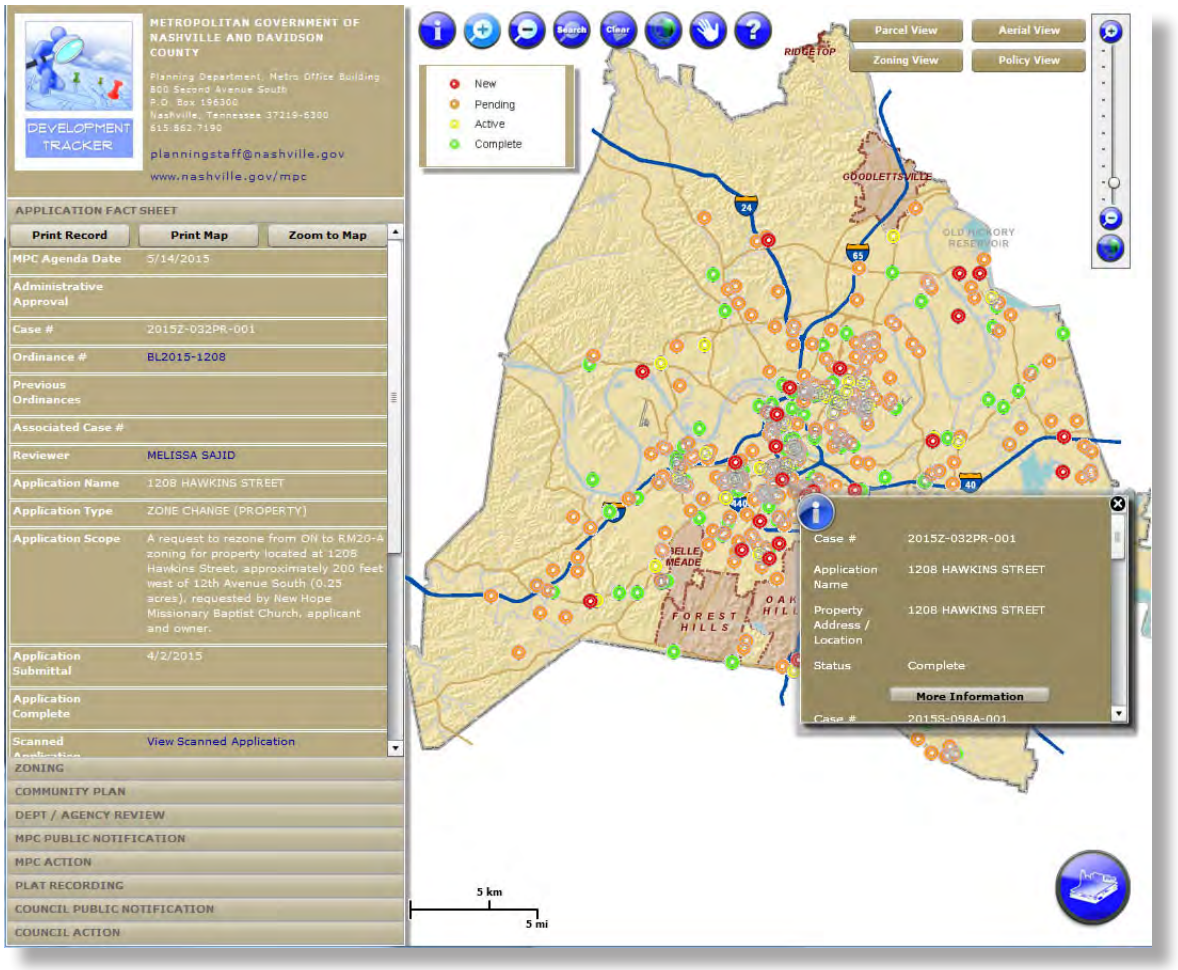
- Park or Golf Course
- Residential - 1 Unit
- Residential - 2 + Unit
- Residential - Nonhousehold
- Community, Institutional or Utility
- Office or Medical
- Commercial
- Auto Parking
- Industrial
- Vacant or Farm
- Not Assigned

Note: Land use codes are assigned by the Metro Assessor and have not been verified by the Planning Department.

Landuse	Parcels	% of District	Acres	% of District	Appraised Value	% of District
SINGLE FAMILY	5,506	70.5%	13,846	51.6%	$1,065,565,017.00	67%
VACANT RURAL LAND	583	7.5%	6,926	25.8%	$25,087,218.00	1.6%
VACANT RESIDENTIAL LAND	423	5.4%	1,353	5%	$19,330,880.00	1.2%
FARM BUILDINGS ONLY	33	0.4%	854	3.2%	$2,738,552.00	0.2%
MOBILE HOME	81	1%	384	1.4%	$6,255,600.00	0.4%
RURAL COMBO	42	0.5%	375	1.4%	$4,822,561.00	0.3%
CHURCH	26	0.3%	290	1.1%	$53,304,200.00	3.4%
VACANT COMMERCIAL LAND	65	0.8%	282	1.1%	$18,175,215.00	1.1%
SCHOOL OR COLLEGE	12	0.2%	256	1%	$22,531,700.00	1.4%
NOT ASSIGNED	113	1.4%	252	0.9%	$8,015,867.00	0.5%
PARK OR RECREATION	3	0%	248	0.9%	$2,870,600.00	0.2%
TERMINAL/DISTRIBUTION WAREHOUSE	9	0.1%	235	0.9%	$73,980,000.00	4.7%
DUPLEX	328	4.2%	223	0.8%	$42,816,046.00	2.7%
RECREATIONAL	1	0%	138	0.5%	$1,802,439.00	0.1%

Why these don't add up to 100%:
Metro has 99 separate land-use codes, and some of them apply to only a few parcels in this district, or none at all; this table represents the applications which are most widely used in this district.

Online Maps & the Development Tracker



Any printed list of ongoing development activity would be out of date the day it was put on paper. To address this issue, the Planning Department created the "Development Tracker," an interactive map showing recent development activity.

There's a link on the Planning Department front page at http://www.nashville.gov/Planning-Department.aspx, or you can access the Tracker directly:

http://maps.nashville.gov/DevelopmentTracker/

New applications go onto this site as soon as they are filed, and remain there as they pass through the Planning Commission and the Metropolitan Council. You can also see how different Metro departments have reviewed the application, and any changes made throughout the process; just click on any of the markers, or enter an address in the Development Tracker search field.

The Codes Department provides an online list of recently issued building permits at

http://www.nashville.gov/Codes-Administration/Construction-and-Permits/Daily-Reports.aspx.

The Planning Department offers a variety of easily accessible maps which provide a wide range of useful information from ownership and zoning data to recent development activity and political district boundaries. Some of the most often used maps include:



Parcel Viewer ("Metro Maps")
Parcel information and a variety of map layers



SP Zoning
Approved specific plans and related information



Major & Collector Street Plan
Outlines comprehensive planning and implementation strategy for major streets

Interactive maps page
https://www.nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx
Static maps page
https://www.nashville.gov/Planning-Department/Mapping-and-GIS/Static-Maps.aspx



Mailing List Creator
Exportable mailing lists centered on specific parcels



District Finder
Council, Board of Education, House/Senate and Congressional districts, searchable by location



Nashville Emergency Response Viewing Engine (NERVE)
Road and school closings, emergency shelter locations, and other emergency-response information in real time



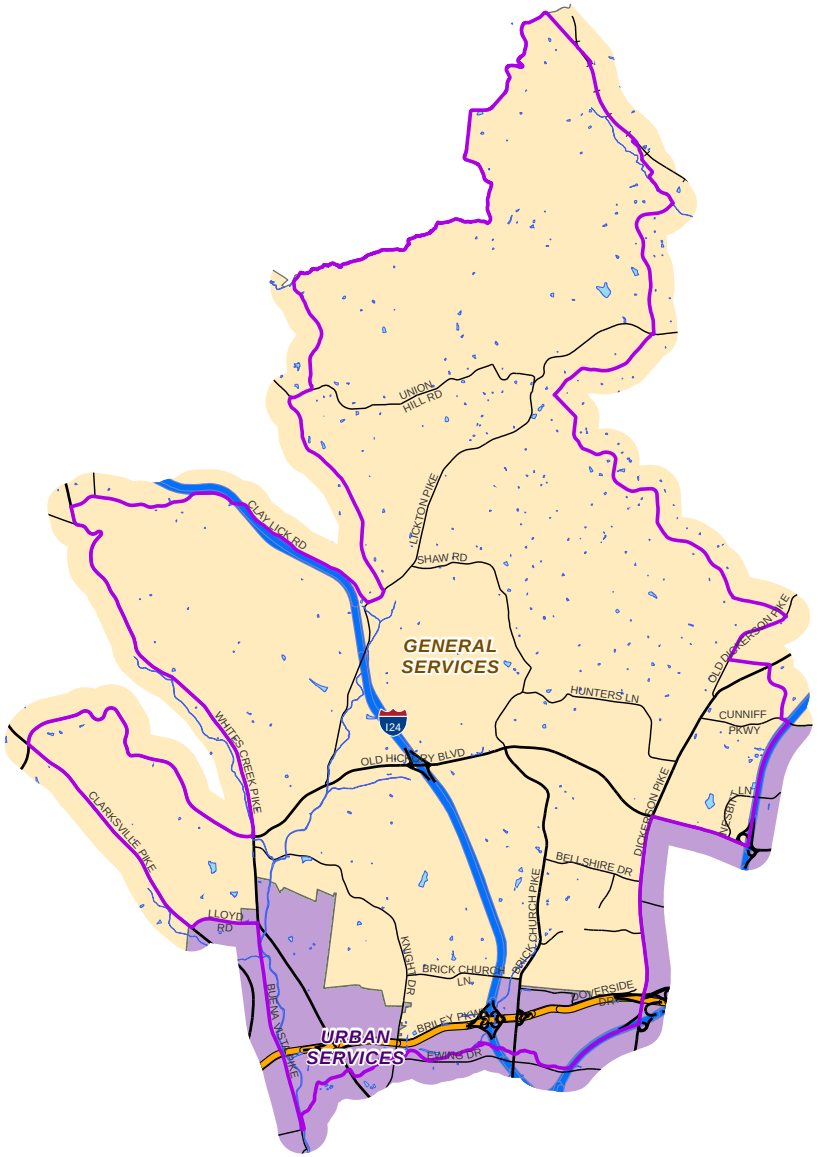
Parks Finder
Guides users to parks and recreational opportunities

USD & GSD: One County, Two Tax Structures

Davidson County has two separate service (taxing) districts: the general services district and the urban services district. Services (including police and fire protection, sidewalks, street lights, and trash collection) are required to be greater within the USD, but the property tax rate is slightly higher.

When the Metropolitan Government was originally formed, the Nashville city limits formed the boundary of the Urban Services district and the rest of the county comprised the General Services district. Since then, as permitted by the Metro Charter and state law, several properties in the GSD have been annexed into the USD.

Today, the General Services District (GSD) encompasses about two-thirds of the county's land area and more than 75,000 properties.The Urban Services District (USD) encompasses about one-third of the county's land area and over 134,000 properties.



Urban Services District

GeneralServicesDistrict

Fostering Strong Neighborhoods

Neighborhoods are the heart and soul of our city. Fostering strong neighborhoods was one of the seven guiding principles which shaped the creation of the NashvilleNext long-range plan. Currently, over 300 organized groups are working toward their community visions in our city, including many which were identified through our public outreach during the preparation of NashvilleNext.

The Planning Department's Neighborhoods webpage: https://www.nashville.gov/Planning-Department/Community-Planning-Design/Neighborhoods/Neighborhood-Links.aspx

Mayor's Office of Neighborhoods: https://www.nashville.gov/Mayors-Office/Neighborhoods.aspx

The Police Department's Precincts Community Coordinators have neighborhood contacts throughout each precinct area: https://www.nashville.gov/Police-Department.aspx

Neighbor 2 Neighbor, a local non-profit established to assist neighborhoods, also has neighborhood contact information: https://www.tnrc.net/directory





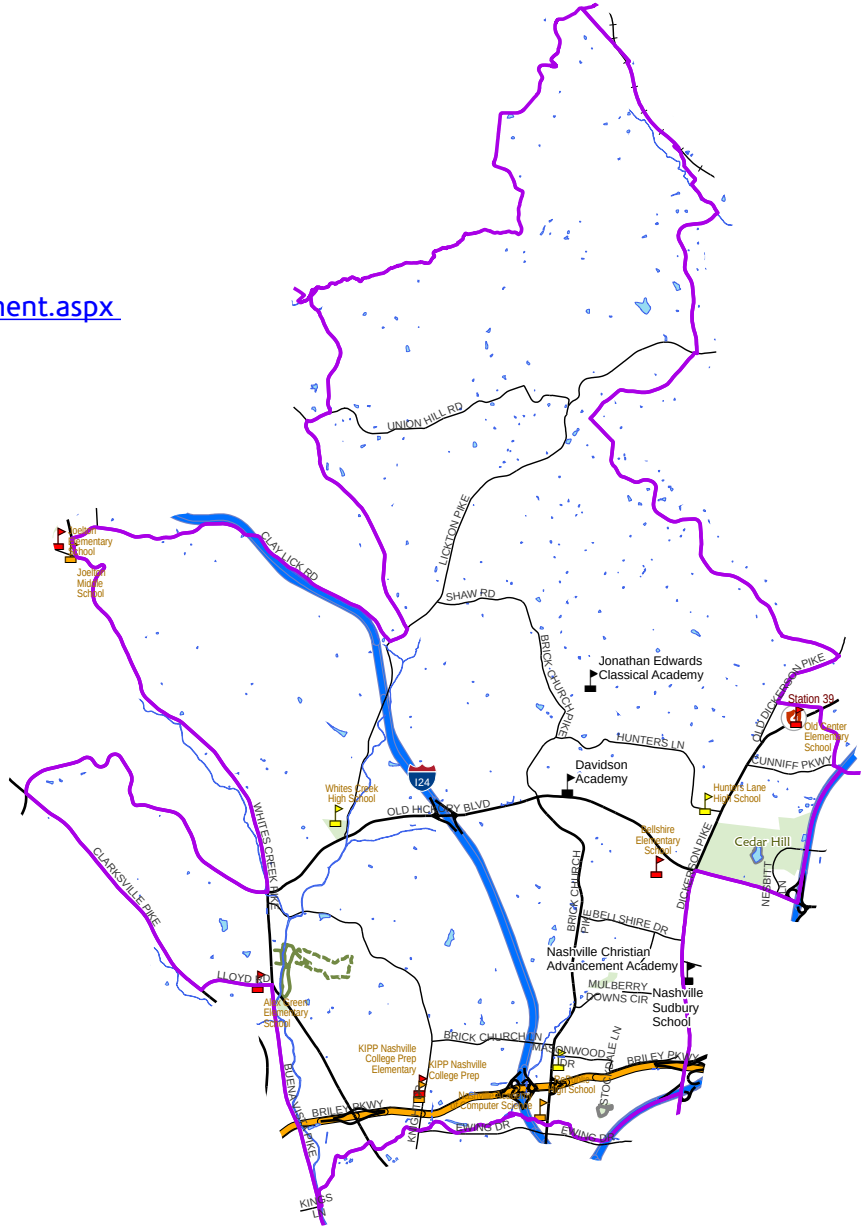
Civic Services and Public Safety in District 3

Metropolitan Police Department
Chief Steve Anderson
chief@police.nashville.org
http://www.police.nashville.org/
(615)862-8600

Metropolitan Fire Department
Chief William Swann
william.swann@nashville.gov
http://www.nashville.gov/Fire-Department.aspx
(615)862-5424

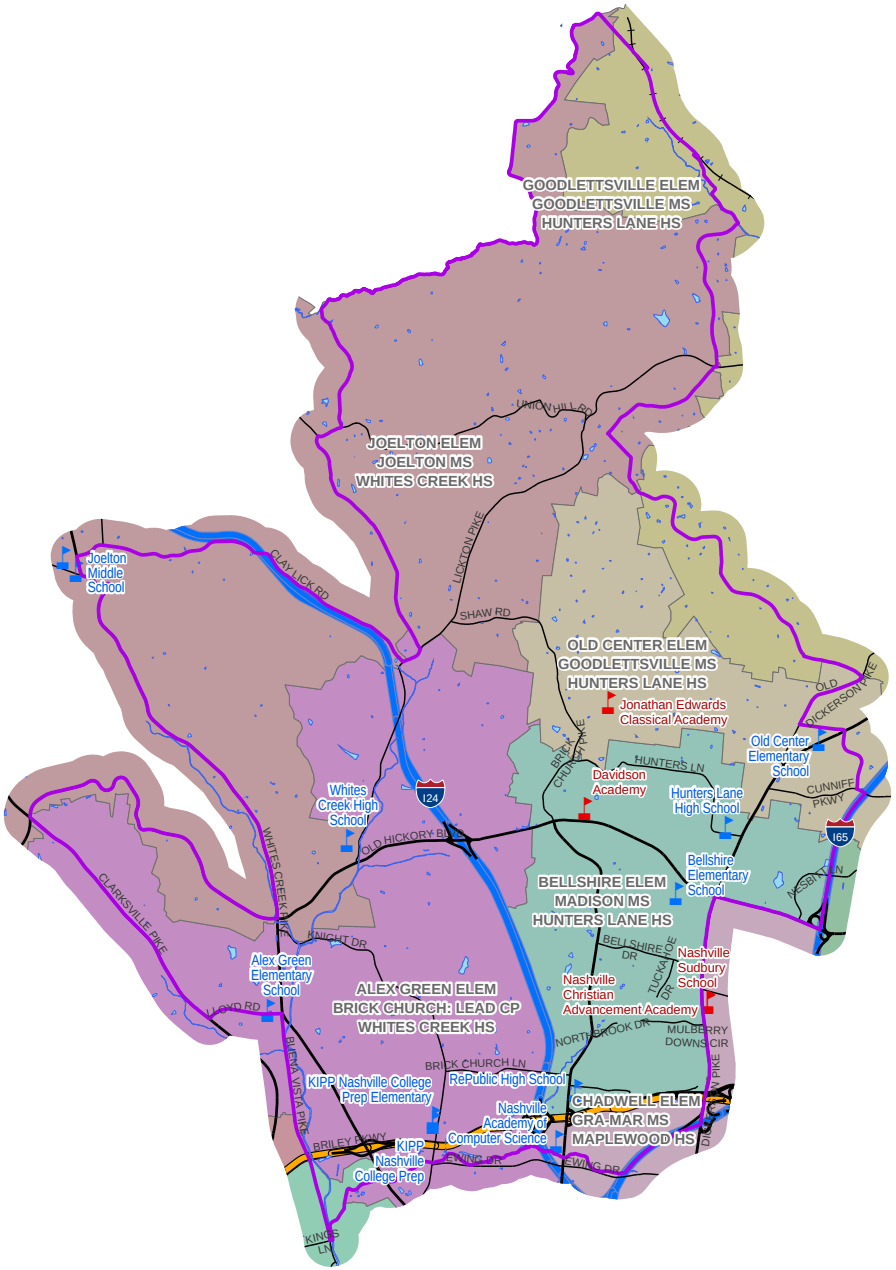
Department of Parks & Recreation
Monique Odom, Director
monique.odom@nashville.gov
www.nashville.gov/parks/
(615)862-8400

Nashville Public Library
Kent Oliver, director
kent.oliver@nashville.gov
www.library.nashville.org
(615)862-5800



- Police Stations
- Elementary School
- Middle School
- School Locations (Private)
- Libraries (Points)
- Fire Stations
- Multi-use Trail
- Park Trail
- Primitive Trail
- Parks

School Attendance Zones in District 3



Board of Education members:

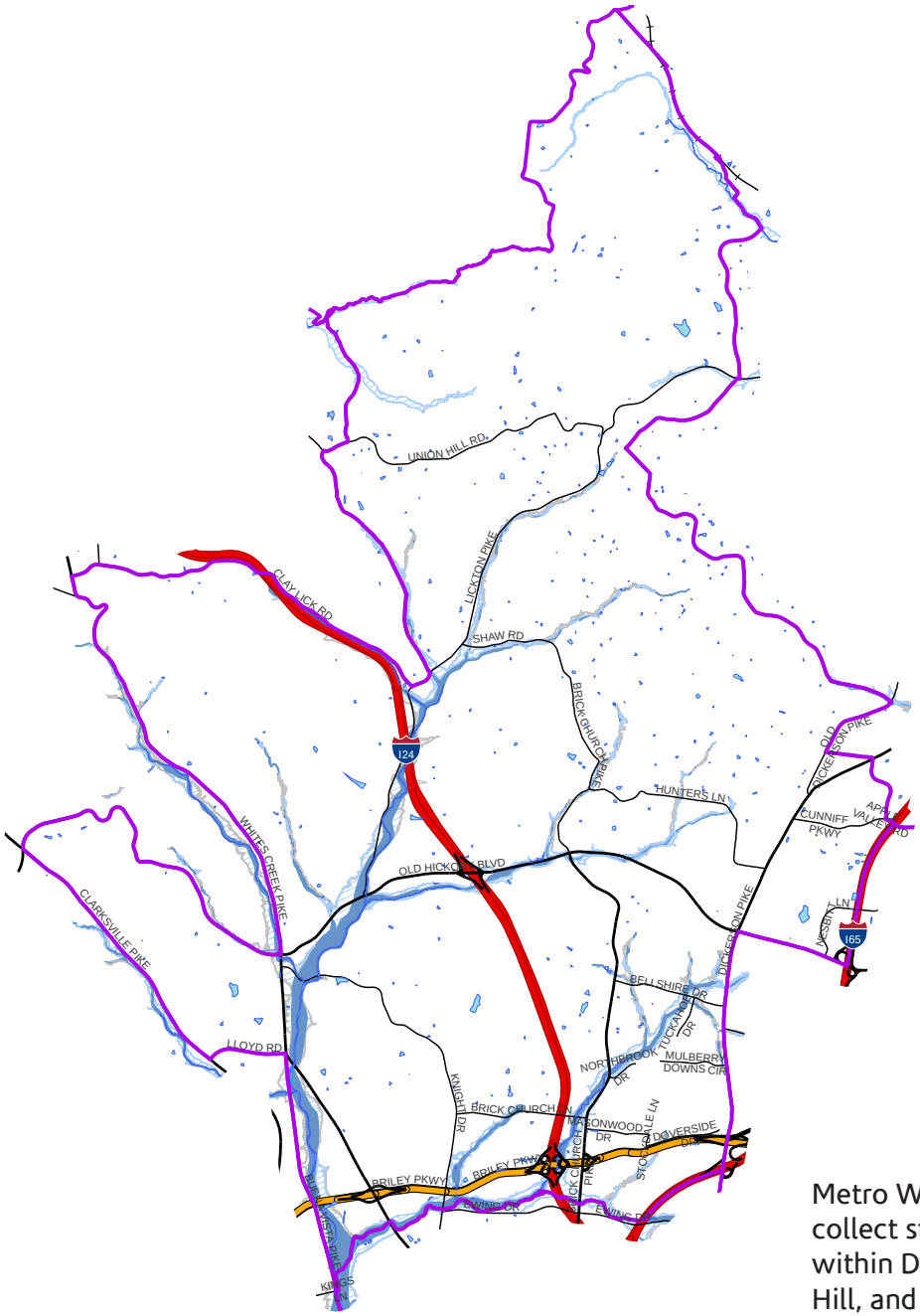
District 1:	Sharon Gentry
District 2:	Rachael Elrod
District 3:	Jill Speering
District 4:	Anna Shepherd, chair
District 5:	Christiane Buggs
District 6:	Fran Bush
District 7:	Vacant
District 8:	Gini Pupo-Walker
District 9:	Amy Frogge, vice chair

Public schools are shown in blue and private schools in red.

Current Year School Attendance Zones

- ALEX GREEN ES
- BELLSHIRE ES
- CHADWELL ES
- CUMBERLAND ES
- GOODLETTSVILLE ES
- JOELTON ES
- LILLARD ES
- OLD CENTER ES
- STRATTON ES

Floodway and Floodplains



Floodplain Overlay District

- 100-Year Floodplain
- 500-Year Floodplain
- 500-Year Floodplain - Protected by Levee
- FLOODWAY

Metro Water Services does not provide stormwater services or collect stormwater fees in the satellite cities all or partly located within Davidson County: Belle Meade, Oak Hill, Forest Hills, Berry Hill, and Goodlettsville.

Stormwater Management Committee

The Stormwater Management Committee reviews and approves variances from the Metro Stormwater Management Manual, which sets forth Metro's stormwater management policy, guidelines, and standards for development. The primary goal of the policy is to protect human life, health, and property.

Variance requests deal primarily with:

- Floodway and/or floodway buffer disturbance
- Stream buffer disturbance
- Stormwater discharge quality/quantity via detention
- Uncompensated fill in the floodplain
- Minimum first floor elevation

The Stormwater Management Committee is made up of seven members who serve four-year terms. It meets at 8:00 a.m. on the first Thursday of each month at the Metro Office Building Development Services Conference Room, 800 Second Avenue South.

Members
Ronette Adams-Taylor
Roy Dale
G. Dodd Galbreath
Anna Maddox
Debra Grimes
Slade Sevier
Carrie Stokes



Metro Water Services
Tom Palko, Assistant Director/Stormwater
tom.palko@nashville.gov
(615)862-4510
https://www.nashville.gov/Water-Services/Developers/Stormwater-Review.aspx

Board of Zoning Appeals

The Metropolitan Board of Zoning Appeals (BZA) reviews and approves variances to zoning code standards, special exception permits, changes to non-conforming uses and structures, and appeals of a zoning administrator's interpretation of the zoning code.

The Board of Zoning Appeals (BZA) is made up of seven members who serve five-year terms. A member may serve no more than two consecutive terms. Annually in May, the members select a chair and vice-chair from their membership. To be eligible to serve, a nominee may not hold any public office or be employed by the Metro Government. Members are appointed by the Mayor and confirmed by the Metro Council. Staff is led by the Zoning Administrator, who interprets the Zoning Code's application to specific sites and conditions.

The BZA meets at 1 pm on the first and third Thursday of every month, unless otherwise scheduled by the Board. Meetings are held in the Sonny West Conference Center on the ground floor of the Howard Office Building, 700 Second Avenue South.

The Board's website at https://www.nashville.gov/Committee-Information/ID/106/Zoning-Appeals-Board-of.aspx provides the most current information on meeting times and places.

Members may be contacted at (615)862-6530 or bza@nashville.gov.

Members
Cynthia Chappell
Ashonti Davis
David Harper
Christina Karpynec
Ross Pepper
Alma Sanford
David Taylor

Metro Codes staff

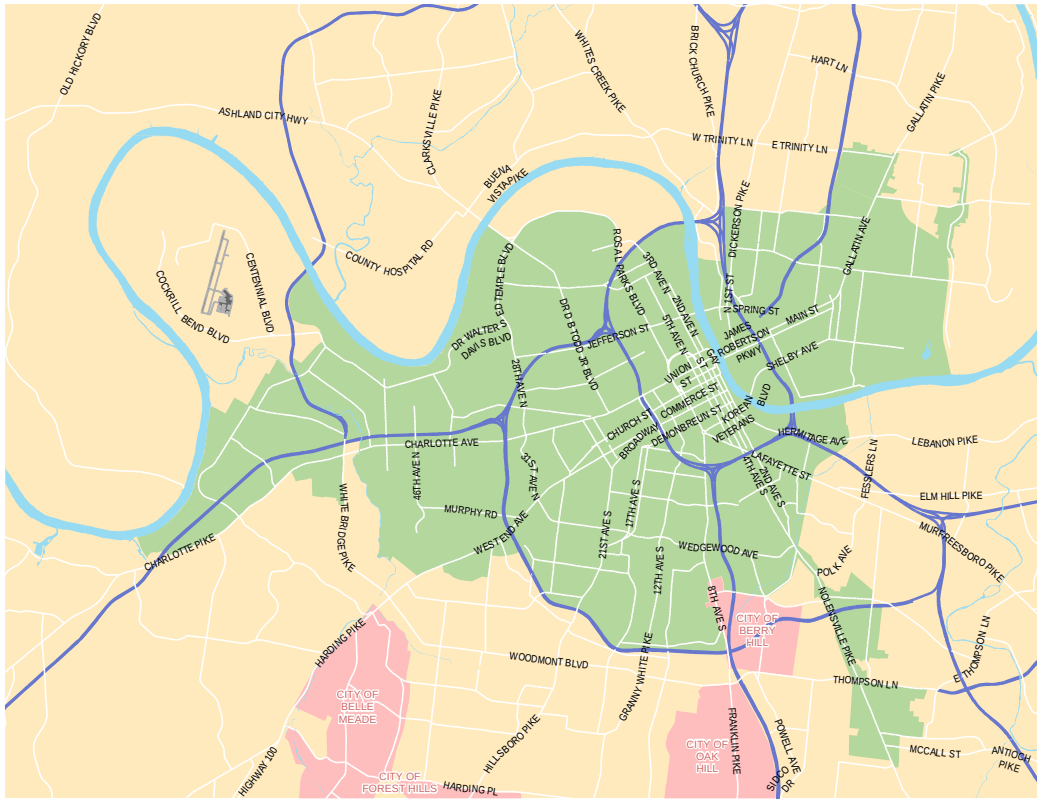
Bill Herbert, Director
(615)862-6608
bill.herbert@nashville.gov

Roy L. Jones, Assistant Director
(615)862-6541
roy.jones@nashville.gov

Website:
http://www.nashville.gov/codes/

Phone:
(615)862-6500

Urban Zoning Overlay



Urban Zoning Overlay

Satellite City

The Urban Zoning Overlay district, or UZO, was created in 2000 to improve development opportunities in the older urban areas of Nashville built prior to World War II, and to permit development that complemented historic development patterns in these areas.

For example, commercial buildings in the UZO area are often built to the edge of the sidewalk, lots are smaller, and buildings are usually closer together. Most neighborhoods have alleys, with garages behind houses instead of attached to them.

The UZO primarily guides new development or major renovations to a property.

Its standards apply to building setbacks, height, parking, landscaping, and buffers.

Changes to the UZO involve amendments to the text of the zoning code or a rezoning to include additional property, initiated by the Metro Council or Planning Commission.

MDHA Redevelopment Districts

Twelve redevelopment districts provide a special focus on renovating and rebuilding particular areas of Metro Nashville.

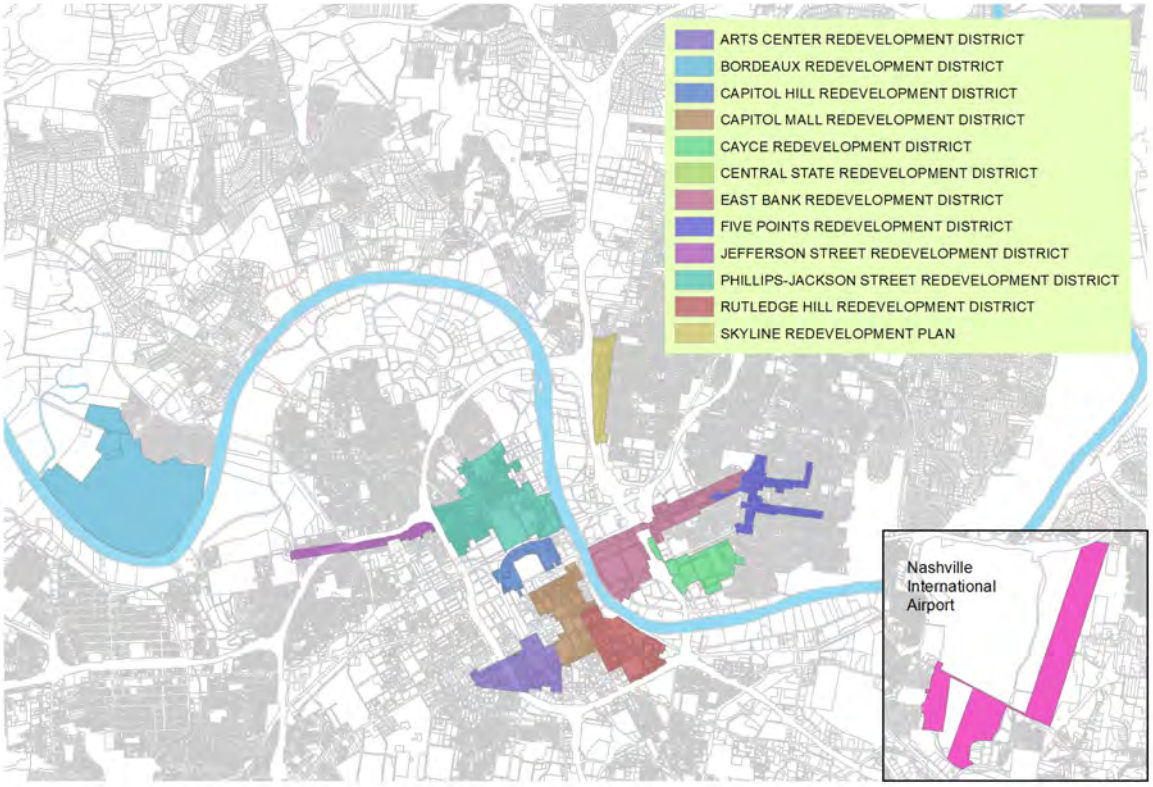
Each district includes a redevelopment plan which guides building design and specific land use within those areas; the plans also identify relocation and development financing options, and outline how land may be acquired by the Metropolitan Development and Housing Authority.

All amendments require a public hearing before the Metro Council, which is the final approval body. The MDHA Design Review Committee oversees development within the twelve districts.

MDHA Executive Director
James Harbison
jharbison@nashville-mdha.org

MDHA Director of Urban Development
Joe Cain
jcain@nashville-mdha.org

http://www.nashville-mdha.org/
(615)252-8400



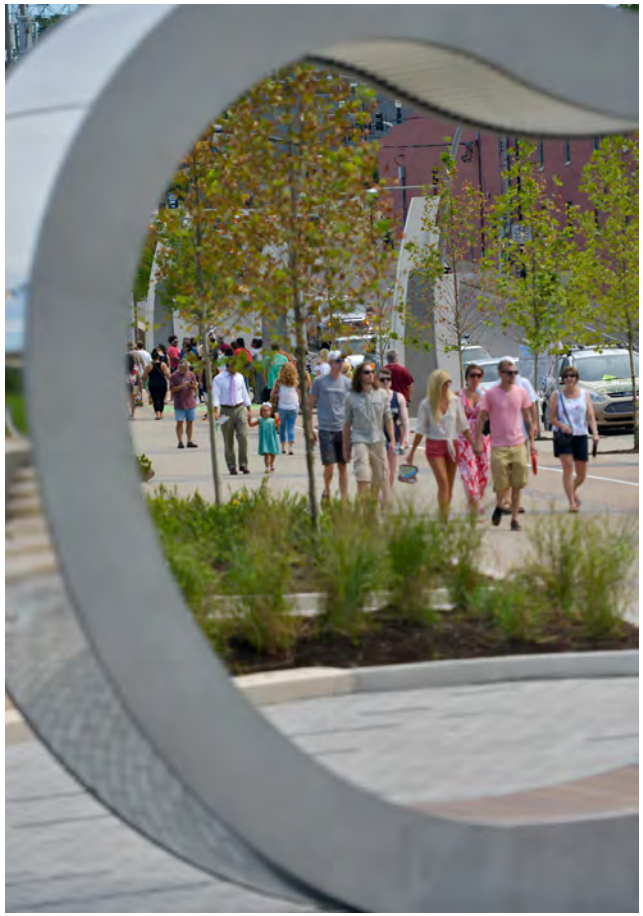
MDHA Design Review Committee

Design review is one of the primary ways by which the Metropolitan Development and Housing Agency (MDHA) stabilizes property values in redevelopment districts and ensures a high standard of quality for new development.

MDHA's Design Review Committees meet on the first and third Tuesdays of each month to review projects ranging from signage and home renovation to new high-rise construction within Council-approved redevelopment districts. The committees ensure that any new development complements its context, employs durable building materials, preserves Nashville's history, and fosters a sense of urban community. MDHA reviews exterior building elevations and site plans, but not interior work.

The Design Review Committees for each redevelopment district follow a set of basic principles to determine the appropriateness of a development project, including:

- Contextual siting
- The importance of pedestrian environments
- Architectural sensitivity
- Respect for historic structures
- Durability of building materials



Committee members are appointed by MDHA's Executive Director. Contact Redevelopment District Coordinator Parker Brown at (615)252-3750 for additional information.

MDHA Design Review Principles:
http://www.nashville-mdha.org/design-review/

Metropolitan Historical Commission

The Metropolitan Historical Commission (MHC) and the Metropolitan Historic Zoning Commission (MHZC) share an executive director, staff, and office. The MHC protects Nashville's unique character through educational publications and events and by serving as an informational and review resource for other Metro departments and property owners.

Responsibilities of the MHC

- Tracking historic properties with evaluation, mapping, and documentation, information primarily used by Planning, Codes and MDHA to plan the future of our community
- Providing the public with informational resources through publications, websites, historical markers, and events, such as an annual awards program and the annual African-American History and Culture conference
- Providing federally mandated review services for MDHA,
- Supporting the work of the county historian
- Providing mandatory local review for National Register of Historic Places nominations.

Meetings of the MHC

Meetings are held at noon on the third Monday of every month at Sunnyside in Sevier Park, 3000 Granny White Pike.

Agendas are available one week prior to the meeting at https://www.nashville.gov/Historical-Commission/About/Historical-Commission.aspx

Commissioners

Davis Acker
Bob Allen
F. Clay Bailey III
E. Menie' Bell
John Bridges
Christopher Cotton
Don Cusic
Michelle Hall
James A. Hoobler
Lynn Maddox
C. William (Bill) McKee
Chakita Patterson
Gerry Searcy
Edwin Thomas Wood
Linda Wynn

Executive Director

Tim Walker
tim.walker@nashville.gov
(615)862-7970



Metropolitan Historic Zoning Commission

The Metropolitan Historic Zoning Commission (MHZC) protects the unique character of Nashville and guides change in historic areas through design review of development within Council-adopted historic overlays.

The MHZC evaluates applications to create new historic overlays, makes recommendations to Metro Council, and serves as a resource to property owners and neighborhoods with informational publications and The Old House Fair, an annual event.

MHZC staff provide design review and related services for Planning, MDHA, Parks, and Codes.

The MHZC meets at 2 pm on the third Wednesday of each month in the Sonny West Conference Center at Metro's Howard Office Building, 700 Second Avenue South. Agendas are sent to Council members via U.S. mail.

Commissioners

All commissioners may be reached at (615)862-7970 and historicalcommisson@nashville.gov.

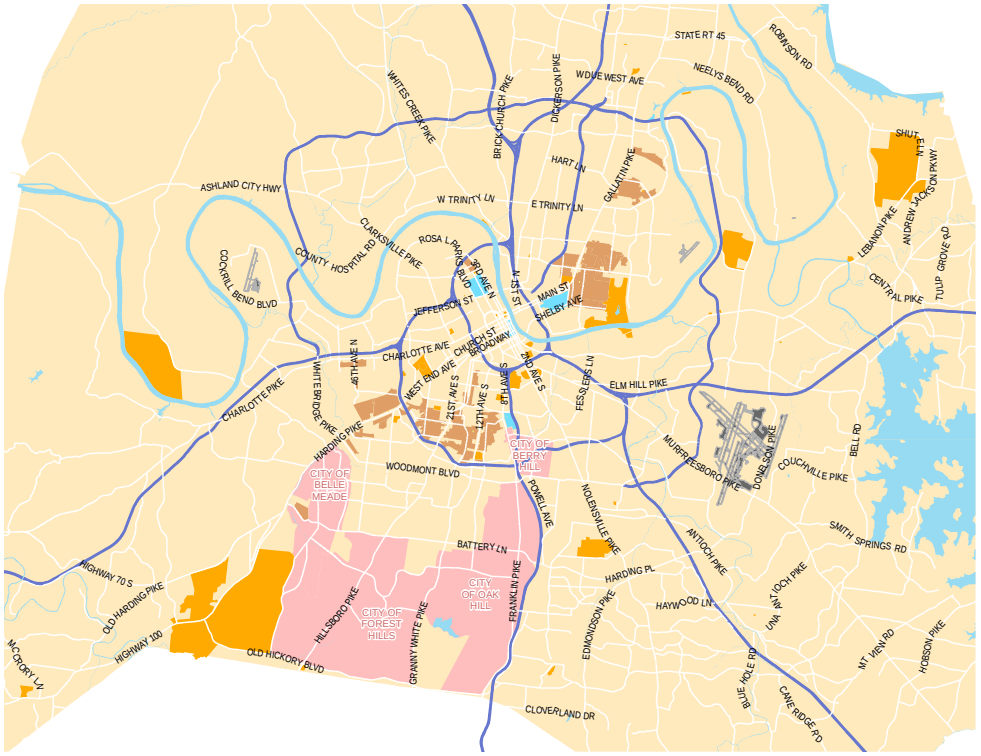
E. Menie' Bell, Chair
LaDonna Boyd
Leigh Fitts
Kaitlyn Jones
Elizabeth Mayhall
Brian Tibbs, Planning Commission representative
Ben Mosley
David Price
J. Cyril Stewart



Historic Zoning Administrator

Robin Zeigler
robin.zeigler@nashville.gov
(615)862-7970

Historic Zoning Districts



Legend

- Historic Preservation District
- Historic Landmark District
- Historic Bed and Breakfast Homestay District
- Neighborhood Conservation District
- Satellite Cities

There are three types of historic overlay districts: historic preservation, neighborhood conservation, and historic landmark. These are zoning districts, and require the Historic Zoning Commission's review and recommendation to the Metro Planning Commission, which in turn recommends to the Metro Council whether or not to adopt the district.

The Historic Zoning Commission also adopts historic overlay design guidelines and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, and repair, relocation and demolition of structures.

Traffic & Parking Commission

The Traffic & Parking Commission reviews and approves permanent street, sidewalk, and alley closures, manages all public parking meters and garages, and establishes regulations for on-street parking, stop signs, traffic signals, posted speed limits, vehicle size restrictions, and traffic direction on streets. The Commission also reviews any council ordinance affecting traffic control or use of public rights-of-way, and hears appeals of staff decisions regarding traffic control devices or driveway access.

The Commission's decision is final and cannot, with one exception, be appealed; street and alley closures are approved by the Metro Council. Meeting agendas are distributed to the media, neighborhood groups (as needed), and the district councilmember in whose district a request is located ten days before the Monday commission meeting.

The Traffic and Parking Commission meets at 3:00 p.m. the second Monday of every month, in the Sonny West Conference Center at the Howard Office Building, 700 2nd Avenue South.

Requests to appear before the Commission for a public hearing or for action on a specific agenda item are to be received no later than three weeks prior to the meeting where the applicant intends to appear.



Members

Feller Brown
John Green
Larry Hagar, Metro Councilmember
Sgt Mike Gilliland,Representing the Chief of Police
Pastor Marvin Neal
Nora Kern
Karen Robbins
Betsy Williams
Saralee Woods

Staff Contact

Chip Knauf
chip.knauf@nashville.gov
(615)880-2443

Metropolitan Board of Parks & Recreation

The Parks and Recreation Board supervises, controls and operates Metro Nashville/Davidson County's parks and recreation system.

The Board's responsibilities include:

- Setting fees and charges within the administration of the Parks and Recreation Department
- Formulating the policies to be followed in the administration of the parks and recreation system
- Employing, subject to the Civil Service provisions of the Metropolitan Charter and within its budget appropriation and other available funds, a director of Parks and Recreation

The Board also recommends to the Council:

- The sale of any lands owned by the Metropolitan Government for Park or Recreation purposes
- The acquisition by condemnation of any additional lands needed for Park or Recreation purposes
- The acceptance of any gift of lands offered for Park or Recreation purposes

The Board is made up of seven members. Five members serve a five-year term, while two members serve a one-year term. The two members representing the Board of Education and the Metropolitan Planning Commission are appointed by their respective bodies. Annually in April, the members select a chair and vice-chair from their membership who serve a one-year term. The vice-chair is the chair-elect for the succeeding year. Members are appointed by the Mayor, and confirmed by a majority of the Metro Council.



The Parks Board meets at noon on the first Tuesday of each month at the Metro Parks conference room, 2565 Park Plaza. Its decisions are final and cannot be appealed to any other commission or board, including the Metro Council.

Members
George Anderson, Chairman
J. Stanley Fossick, Vice-Chairman
Sharon Gentry
Jeff Haynes, Planning Commission Representative
Tari Hughes
Susannah Scott-Barnes
Michelle Steele

Director, Parks and Recreation
Monique Odom
(615)862-8400
monique.odom@nashville.gov
http://www.nashville.gov/Parks-and-Recreation.aspx

Greenways and Open Space Commission

The Greenways Commission is a division of the Department of Parks and Recreation. The Commission identifies locations, develops long-range plans, prioritizes greenway projects and builds trails within Davidson County, aided by the Greenways staff, who review appeals filed with the Stormwater Management Committee for floodway buffer encroachments, variances filed with the Board of Zoning Appeals affecting existing or planned greenways, and subdivision plats and zone changes filed with the Metro Planning Department for greenway trail locations and improvements.

The Commission is made up of sixteen members who serve three-year terms, excepting the Metro Councilmembers, who serve a two-year term; there is no limitation on the number of consecutive terms a member may serve. Members must be residents of Davidson County. Eight members are appointed by the Mayor, four are members of the Metropolitan Council, and four represent the Park Board, Planning Commission, Metropolitan Development & Housing Agency, and Public Works.

Meetings are held at varied times and locations - a schedule is online at https://www.nashville.gov/Parks-and-Recreation/Greenways-and-Open-Space/Greenways-and-Open-Space-Commission.aspx

As an advisory body, the Commission's decisions are recommendations to the Metro Board of Parks and Recreation, Stormwater Management Committee, Board of Zoning Appeals, Metro Planning Commission, and Metro Council. Any aggrieved party may appeal to the appropriate final decision-making body.



Commissioners:

Citizen Representatives

1. Ann Tidwell, Chair
2. Mark Deutschmann
3. Brenda Gilmore
4. Jeanie Nelson
5. John Norris
6. Charles Sueing
7. Grant Winrow
8. Tyler Yarbro

4 *Council Representatives*

To be determined

Metro Government and Department Representatives-Ex Officio

Monique Odom, Director of Parks
Peter Bird, Planning
Susannah Scott-Barnes, Park Board
Mary Beth Ikard, Mayor's Office
Tom Palko, Water Services
Jason Radinger, Public Works

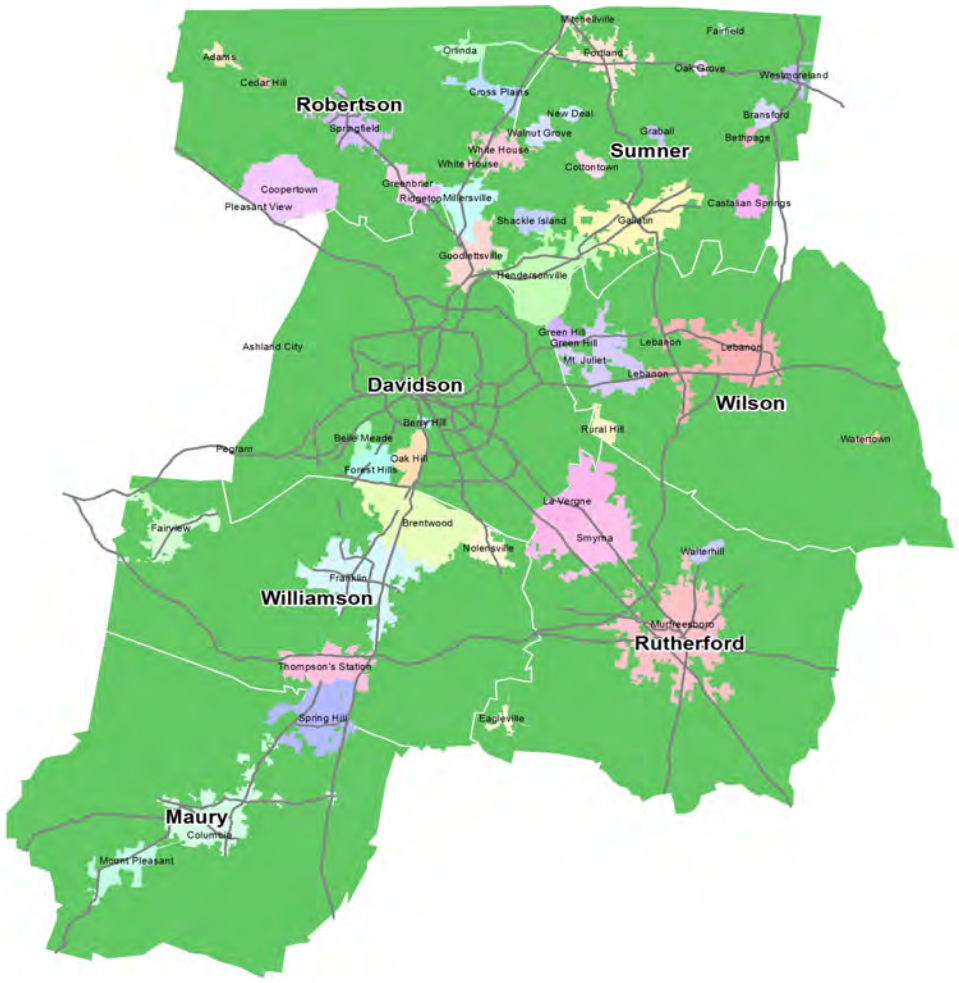
Staff contact:

Cindy Harrison, Director, Greenways and Open Space Division
(615)862-8400
cindy.harrison@nashville.gov

Regional Transportation Planning

The Greater Nashville Regional Council (GNRC) houses the metropolitan transportation planning functions of the greater Nashville region. As the federally-designated transportation planning agency, it serves over 1.5 million residents in Davidson, Maury, Robertson, Rutherford, Sumner, Williamson, and Wilson counties. GNRC facilitates strategic planning for the region's multimodal transportation system by serving as a forum for collaboration among local, state and Federal transportation officials, transit agencies, the business community, and residents and stakeholders across the multi-county planning area. GNRC regularly oversees regional planning activities and allocates Federal funds for regional transportation needs.

GNRC annually adopts a Unified Planning Work Program (UPW) that directs the activities of GNRC staff and resources for a fiscal year. The Transportation Improvement Program (TIP) is regularly developed and amended to be fiscally constrained. The TIP is a four year work program that lists all regionally significant and federally-funded transportation projects and services in the planning area. Any project in the TIP must be consistent with, or be selected from the Regional Transportation Plan (RTP). The RTP is a comprehensive set of strategies aimed at improving livability, sustainability, prosperity, and diversity of Middle Tennessee through investments in all modes of transportation and in close coordination with land use planning. GNRC will update the RTP beginning in the fall of 2019 through 2020.



Executive Director
Michael Skipper, AICP (615)862-7204
skipper@nashvillempo.org

Deputy Director
Michelle Lacewell, APR (615)880-2452
lacewell@nashvillempo.org

http://www.nashvillempo.org/

Metro Planning, Metro Public Works, and WeGo Public Transit staff participate in regular meetings of the Technical Coordinating Committee, and Metro Nashville's Mayor and Vice Mayor are designated members of the Transportation Policy Board.

Similar organizations carry out the metropolitan transportation planning process throughout the United States in all urbanized areas of more than 50,000 people. They have the authority to plan, prioritize, and select transportation projects in regions for Federal funding and to coordinate any major transportation initiative that has significance to the region.

More information about GNRC and its programs can be found at www.gnrc.org.

Demographic Information

Demographic Data:

Countywide and District 3

		Davidson County		Council District 3	
	QuickFacts	**#**	**%**	**#**	**%**
Population	Total	678,322	-	19,356	*2.9%*
	Household Population	656,836	96.8%	19,206	*99.2%*
	Group Quarters Population	21,486	3.2%	150	*0.8%*
	Average Household Size	2.40	-	2.63	-
	Male	327,080	48.2%	8,958	46.3%
	Female	351,242	51.8%	10,398	53.7%
Families	Total	153,909	-	4,886	*3.2%*
	Married Couple Families with Children	41,483	27.0%	2,930	60.0%
	Single Parent Families with Children	26,377	17.1%	1,095	22.4%
	Female Householder with Children	21,348	13.9%	934	19.1%
Race	White	431,649	63.6%	6,557	33.9%
	Black or African American	185,732	27.4%	11,720	60.5%
	American Indian/ Alaska Native	2,033	0.3%	41	0.2%
	Asian	23,932	3.5%	242	1.3%
	Native Hawaiian or Pacific Islander	437	0.1%	17	0.1%
	Other Race	17,907	2.6%	439	2.3%
	Two or More Races	16,632	2.5%	340	1.8%
Ethnicity	Hispanic or Latino	68,326	10.1%	918	4.7%
Minorities	Not Non-Hispanic White alone	295,757	43.6%	13,205	68.2%
Age	Less than 18	145,226	21.4%	4,858	25.1%
	18-64	455,641	67.2%	11,922	61.6%
	Greater than 64	77,455	11.4%	2,576	13.3%
Housing Units	Total	299,704	-	7,833	*2.6%*
	Owner Occupied	148,731	54.4%	4,981	68.3%
	Renter Occupied	124,766	45.6%	2,317	31.7%
	Occupied	273,497	91.3%	7,298	93.2%
	Vacant	26,207	8.7%	535	6.8%
Travel	Mean Travel Time to Work (min)	24.5	-	25.5	-
	Workers	355,699	-	8,955	*2.5%*
	Drove Alone	281,729	79.2%	7,228	80.7%
	Carpooled	34,777	9.8%	1,135	12.7%
	Public Transportation	7,621	2.1%	42	0.5%
	Walked	7,267	2.0%	103	1.2%
	Bike	726	0.2%	0	0.0%
	Taxicab, motorcycle or other means	3,463	1.0%	72	0.8%
	Worked from Home	20,116	5.7%	375	4.2%
Vehicles Available	No vehicle available	18,672	6.8%	426	4.8%
Income	Median Household Income	$53,419	-	$49,402	92.5%
	Per Capita Income	$32,347	-	$24,132	74.6%
Poverty	Individuals with Income below Poverty level	111,103	16.9%	4,359	26.5%
	Households with Income below Poverty level	39,446	14.4%	1,394	19.1%
Education	Population 25 years and over	464,026	-	13,048	*2.8%*
	Less than 9th grade	22,165	4.8%	571	4.4%
	9th to 12th grade, No Diploma	33,403	7.2%	1,158	8.9%
	High School Graduate (includes equivalency)	106,573	23.0%	3,905	29.9%
	Some College, No Degree	90,560	19.5%	3,368	25.8%
	Associate Degree	29,900	6.4%	861	6.6%
	Bachelor's Degree	114,156	24.6%	2,002	15.3%
	Graduate or Professional Degree	67,269	14.5%	1,183	9.1%
Employment	Population 16 Years and Over	546,674	-	14,990	*2.7%*
	In Labor Force	384,861	70.4%	9,913	66.1%
	Civilian Labor Force	384,413	99.9%	9,879	99.7%
	Employed	364,089	94.7%	9,085	92.0%
	Unemployed (actively seeking employment)	20,324	5.3%	794	5.3%
	Armed Forces	448	0.1%	34	0.2%
	Not in Labor Force	161,813	29.6%	5,077	33.9%
Industry	Civilian employed population 16 years and over	364,089	-	9,085	*2.5%*
	Agriculture, forestry, fishing and hundting, and mining	756	0.2%	47	0.5%
	Construction	22,100	6.1%	395	4.3%
	Manufacturing	26,383	7.2%	754	8.3%
	Wholesale Trade	8,964	2.5%	249	2.7%
	Retail Trade	39,098	10.7%	1,348	14.8%
	Tranportation and warehousing, and utilities	17,112	4.7%	509	5.6%
	Information	11,210	3.1%	243	2.7%
	Finance and insurance, and real estate and rental and leasing	26,015	7.1%	408	4.5%
	Professional, scientific, and management, and administration and waste management services	47,251	13.0%	966	10.6%
	Educational services, and health care and social assistance	87,241	24.0%	2,331	25.7%
	Arts, entertainment, and recreation, and accommodation and food services	44,353	12.2%	878	9.7%
	Other services, except public administration	18,770	5.2%	342	3.8%
	Public administration	14,836	4.1%	615	6.8%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates.
Percentages in italics are percent of county total.

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Maps and tables: Kyle Lampert, Sharon O'Conner
Online updates are available at www.nashville.gov/mpc



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