Planning 101 in Nashville

January 2021

Topics

- **NashvilleNext**
- **Land Use Policy**
- **Zoning**
- **Policy vs. Zoning**
- **Subdivisions**
- **Metro Planning Commission**
- **Planning in District 32**
- **Murfreesboro Pike/Bell Road Study**
- **Tools & Resources**

NashvilleNext

What is NashvilleNext?

- Nashville's long-range, comprehensive plan to guide growth, development and preservation for 25 years (year 2040).

- Adopted by Metro Planning Commission in 2015

- Evolving document

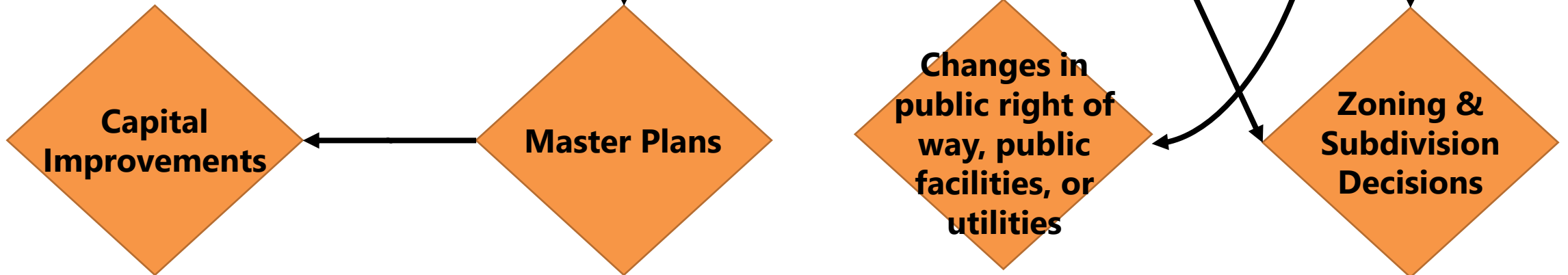- Updated periodically
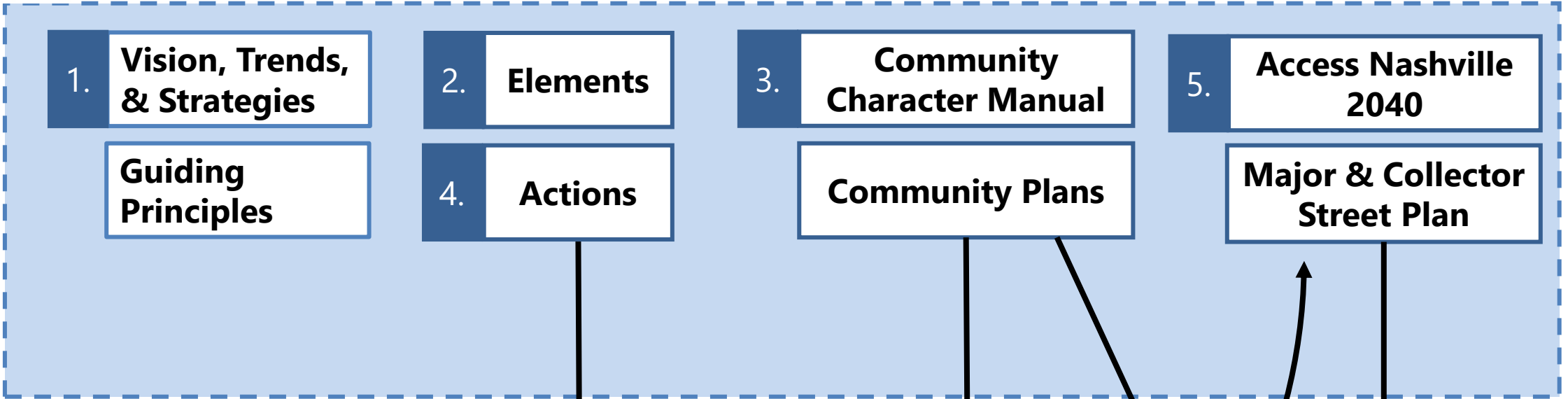
4 Pillars of the Plan

- Opportunity & Inclusion

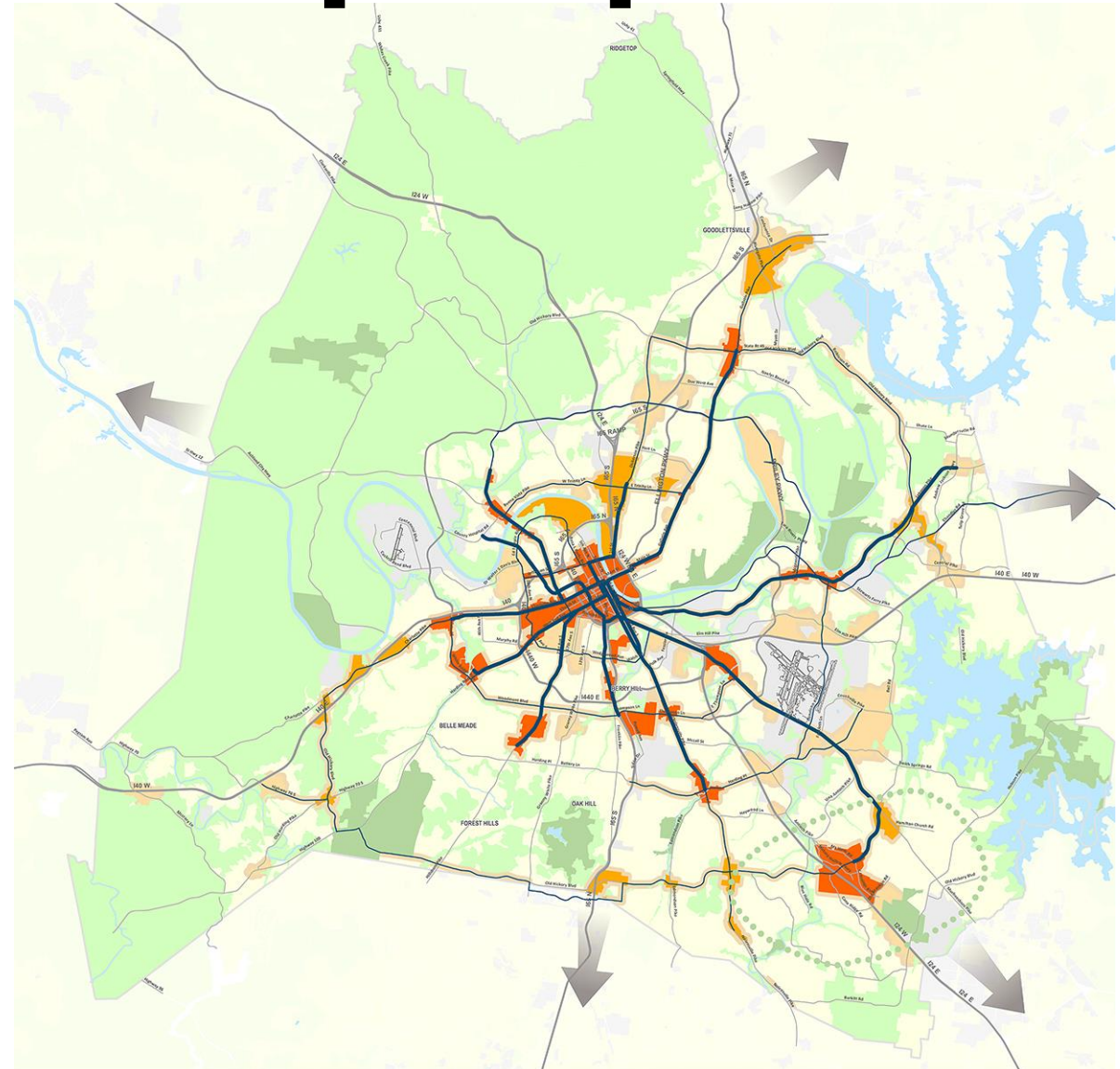- Healthy Environment

- Prosperous Economy

- Efficient Government

Nashville Next Comprehensive Plan

Growth & Preservation Concept Map

- Future growth is focused at our key centers and pikes/transit network

- Transition and infill areas accommodate a variety of housing

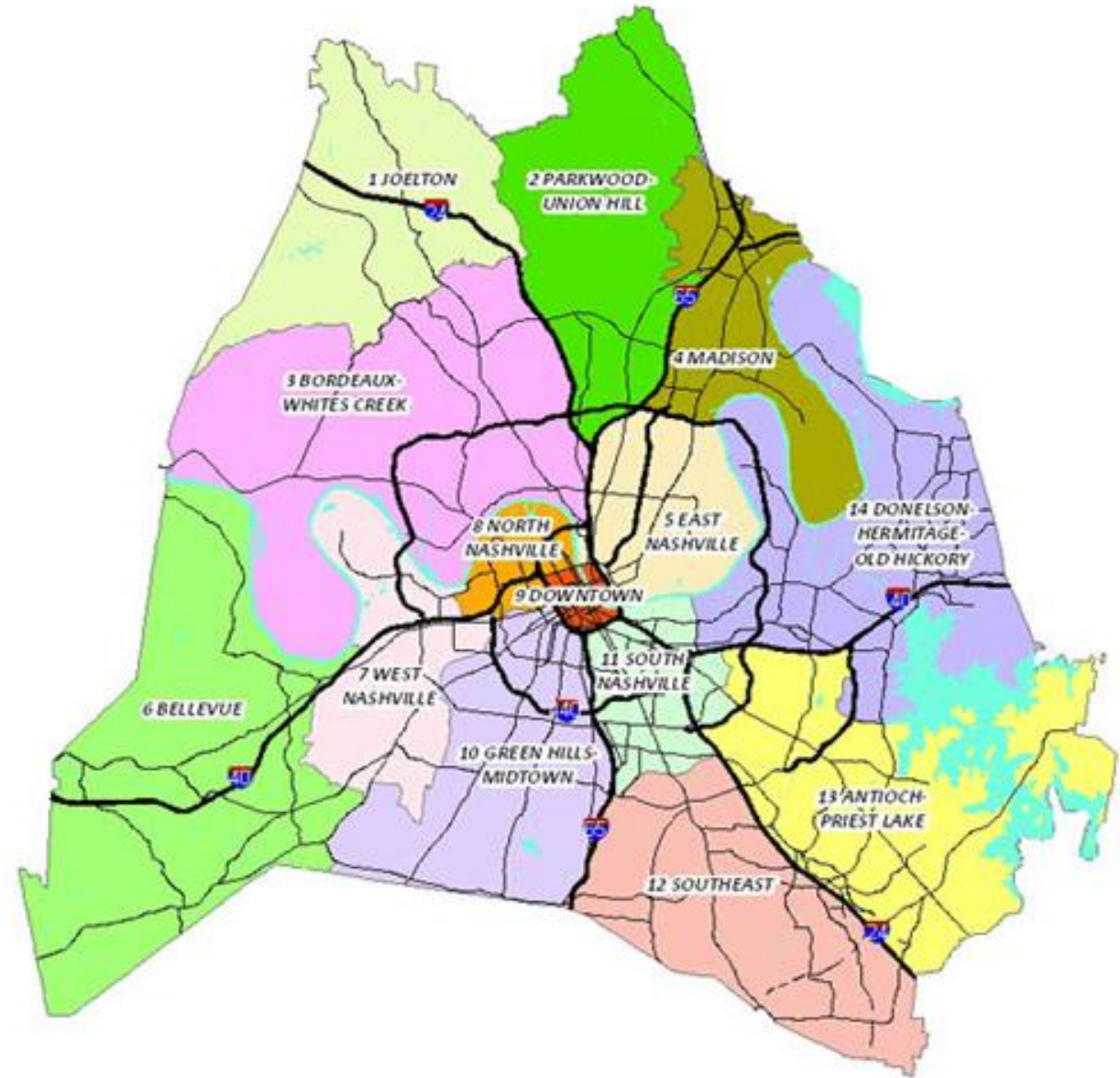- Areas of preservation include established neighborhoods, rural areas, and open spaces

Land Use Policy

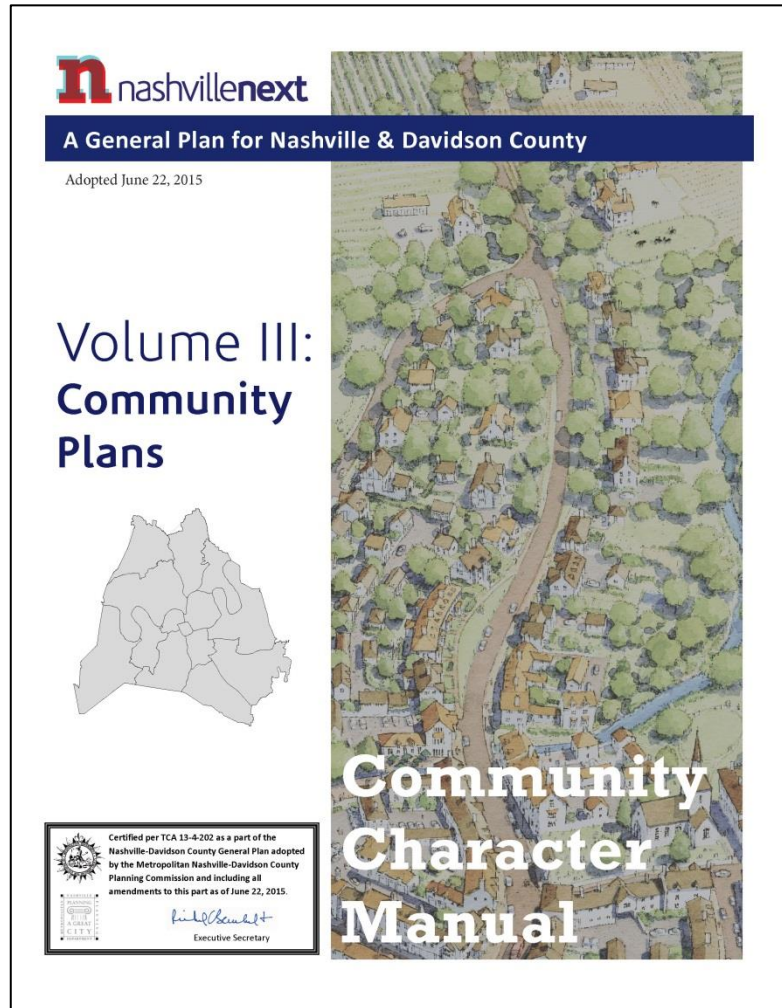# What is Land Use Policy (Community Character Policy)?

- Community's vision (preference) on how an area should develop 10, 20, 30 years into the future

- Provide direction for the use of implementation tools, such as zoning and subdivisions

- Amended through a public process

- Buck stops with Metro Planning Commission

- Not zoning

Community Plans

- 14 areas
- Began in late 1980s to "fine-tune" general plan
- Address specific area needs and vision
- Community input blended with sound planning principles
- Guide future zoning request
- Assist in prioritizing CIB projects
- Each community plan has been updated several times

Community Character Manual (CCM)

nashville**next**

A General Plan for Nashville & Davidson County

Adopted June 22, 2015

Volume III:
Community Plans

Certified per TCA 13-4-202 as a part of the
Nashville-Davidson County General Plan adopted
by the Metropolitan Nashville-Davidson County
Planning Commission and including all
amendments to this part as of June 22, 2015.

Executive Secretary

Community Character Manual

Each section of the CCM category describes:

- Intent

- General characteristics

- Application

- Design principles

- Building form & site design – massing, orientation, setbacks, density, heights, open space, landscaping, parking, signage

- Transitioning

- Connectivity – access, pedestrian/bicycle, transit, vehicular

- Appropriate zoning districts

CCM & the Transect

Natural

Rural

Suburban

Urban
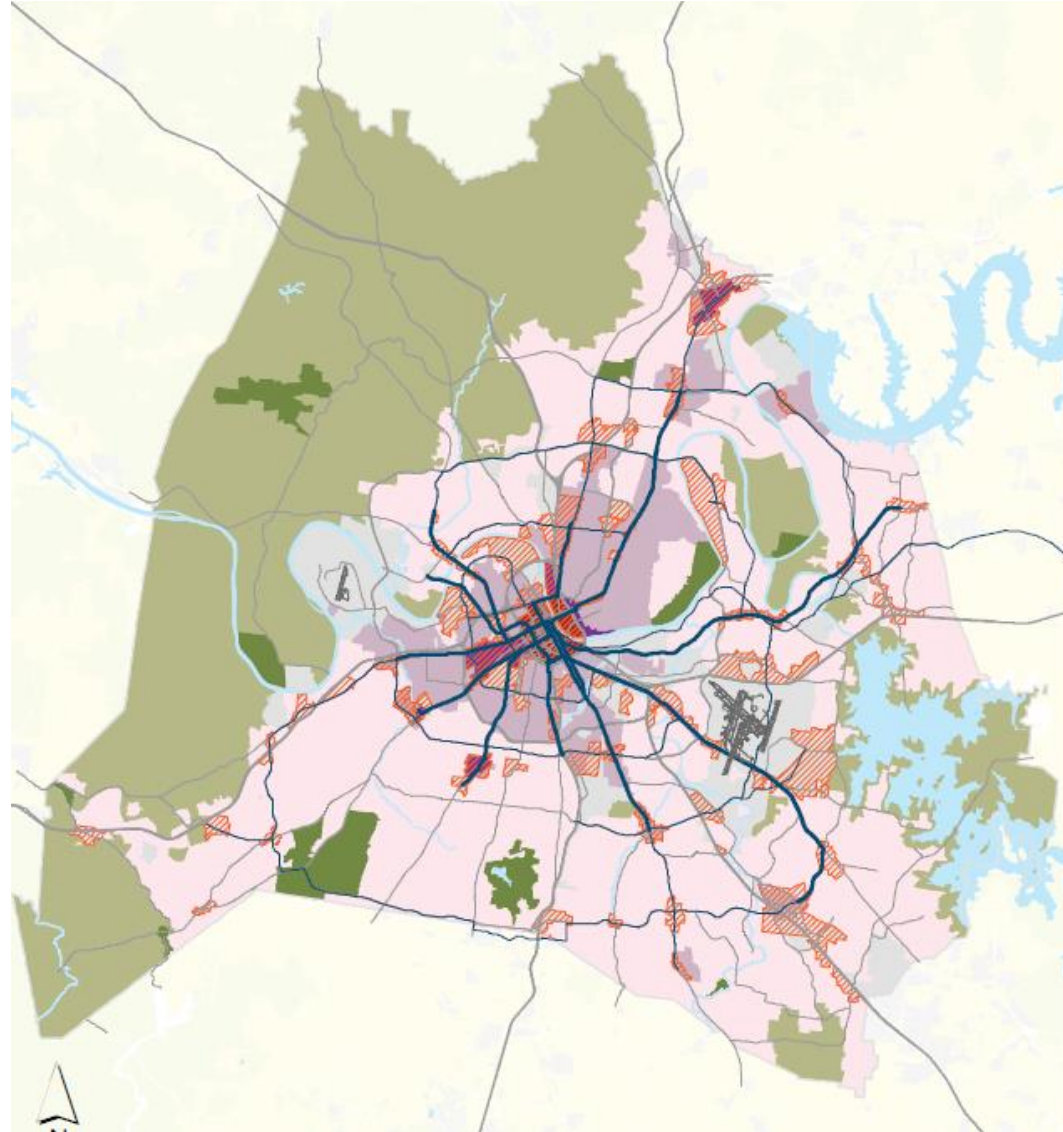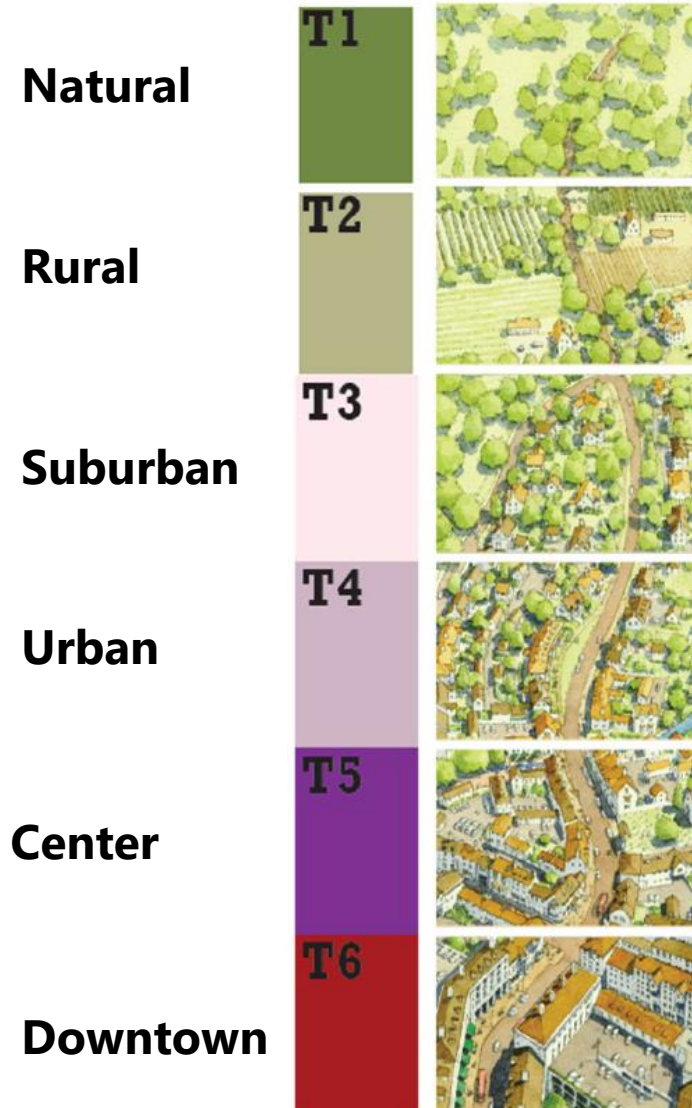
Center

Downtown

Additional
Categories in CCM:
- Civic
- Conservation
- Open Space
- Transition
- District

Reading a Community Character Policy

T4 Urban	Neighborhood	Maintenance
Transect Category	*Community Element*	*Intent or scale*
T1 Natural	Open Space	Open space,
T2 Rural	**Neighborhood**	
T3 Suburban	Center	**Maintenance** or
T4 Urban	Corridor	Evolving
T5 Centers		
T6 Downtown		Neighborhood,
D District		Community
CO Conservation		Residential or
CI Civic		Mixed Use
TR Transition		

1 The Transect Category explains what Transect you are reading in the document.

2 The Community Element notes the Community Element you are reading: Open Space, Neighborhood, Center, or Corridor.

3 The Community Character Policy title.

4 The Policy Intent describes the intent of the policy once it is applied to the land: Preserve, Create, or Enhance the character.

5 General Characteristics describes the character based on the Transect, Community Element, and Policy Intent.

6 Application describes what features should be present in order to apply the Community Character Policy to the land.

Graphics and photographs are used throughout to provide illustrative examples of appropriate building types and the overall development character and form in the context of the Transect Category, Community Element, and Community Character Policy.

Zoning

Zoning

- A means of managing land use

- Rules are established in the Zoning Code (Title17 of the Metro Code of Ordinances)

- Focus on how properties interact with surrounding properties, to promote and support quality of life, public safety, and a better built environment.

- Not to be confused with the Building Code (Title16). The Zoning Code tells you **what** you can build and operate on a piece of property, while the Building Code says **how** you can build.

- Zone change requests reviewed by Planning

- Codes Administration is responsible for code enforcement
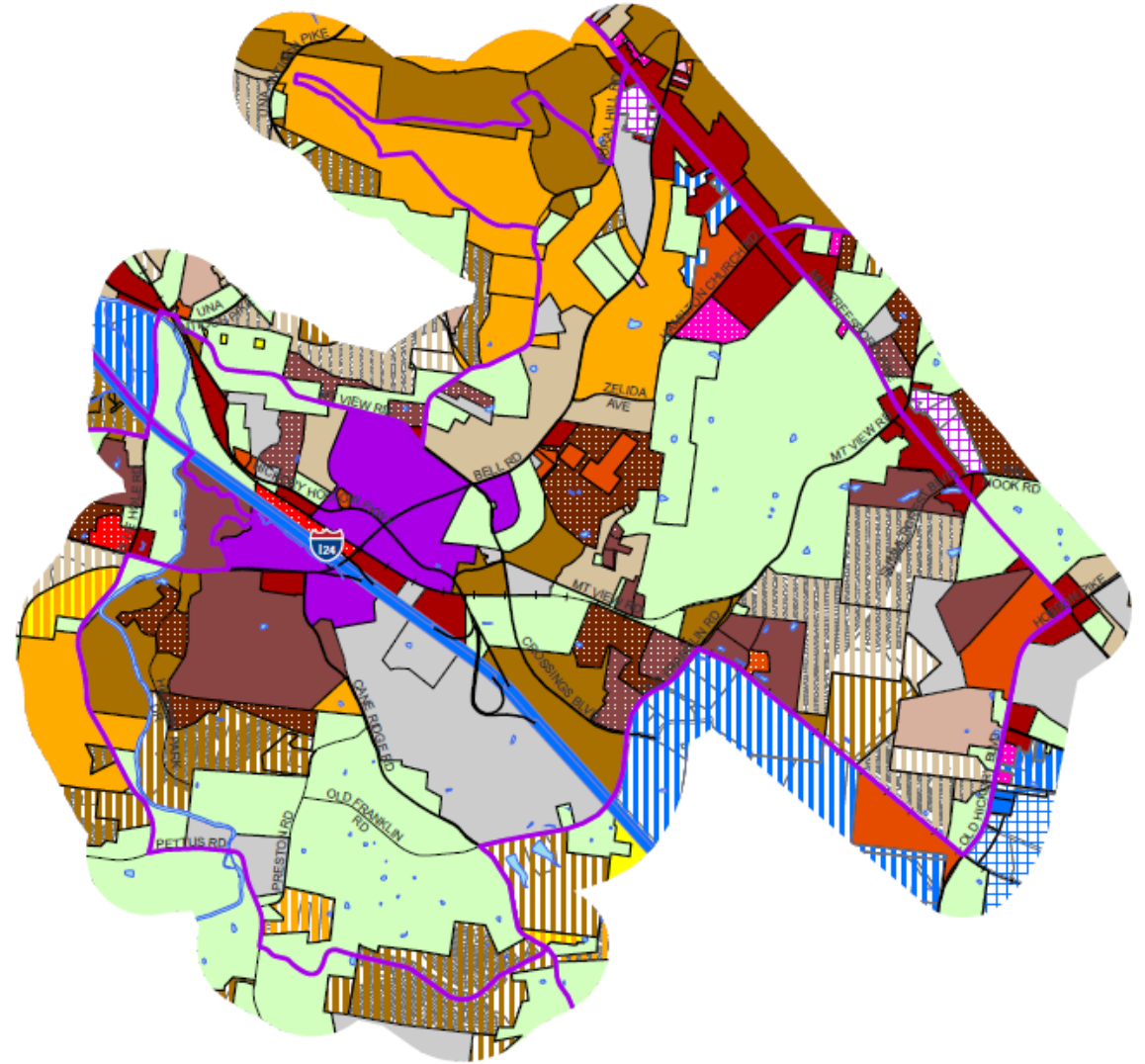
Zoning Districts- Land Use Table

	AG	Residential					SP	Mixed Use				Office					Commercial					Downtown (DTC)				Shopping Center			Industrial		
	AG and AR2a	RS80 thru RS3.75-A	R80 thru R6-A	RM2 thru RM20-A	RM40 thru RM100-A	MHP	SP**	MUN and MUN-A	MUL and MUL-A	MUG and MUG-A	MUI and MUI-A	ON	OL	OG	OR20 thru OR40-A	ORI and ORI-A	CN and CN-A	CL and CL-A	CS and CS-A	CA	CF	North	South	West	Central	SCN	SCC	SCR	IWD	IR	IG
Residential Uses:																															
Single-family	P	P	P	P	P			P	P	P	P	P		PC	P	P	PC	PC	PC	PC	PC	P	P	P	P	P	PC	PC			
Two-family	PC		PC	P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	PC	P	P	P	P	P	PC	PC			
Multi-family				P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	P	P	P	P	P	P	PC	P	PC	PC	SE
Elderly housing				P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	P	P	P	P	P						
Mobile home dwelling	P						PC																								
Accessory apartment	A	A	A																			P	P	P	P						
Accessory dwelling, detached			PC	PC	PC										PC	PC															
Boarding house				P	P			P	P	P	P				P	P				P		P	P	P	P						
Consignment sale	PC	PC	PC	PC	PC	PC		P	P	P	P				P	P				P		P	P	P	P			P			
Domesticated hens	P	A	A																												
Garage sale	A	A	A	A	A	A		A	A	A	A				A	A					A	A	A	A	A		A				
Historic bed and breakfast homestay	O	O	O	O	O	O		O	O	O	O	O	O	O	O	O	O	O	O	O	O	P	P	P	P	O	O	O	O	O	O
Historic home events	SE	SE	SE	SE	SE	SE		P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Home occupation	A	A	A	A	A	A		A	A	A	A	A			A	A						A	P	P	P	P			A		
Rural bed and breakfast homestay	SE																														
Security residence												PC	PC	PC			PC	PC	PC	PC	PC					PC	PC	PC	PC	PC	PC
Short term rental property (STRP)—Owner occupied	A	A	A	A	A	A		A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Institutional Uses:																															
Correctional facility	SE																				P	P	P	P	P						P
Cultural center	SE	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE
Day care center (Up to 75)	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	PC	PC	PC	PC	PC	
Day care center (Over 75)	SE*	SE*	SE*	SE	SE	SE			PC	PC	PC		PC	PC	PC	PC		PC	PC	PC	PC	P	P	P	P	PC	PC	PC	PC	PC	
* Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS3.75 and R80 through R6 shall expire and are expressly repealed and shall no longer be in force and effect from and after July 1, 1999																															
Day care home	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC	PC		PC	PC	PC					PC	P	P	P	P						
Day care—Parent's day out	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
School day care	A	A	A	A	A	A		A	A	A	A		A	A	P	P	A	A	A		P	P	P	P	P						
Monastery or convent				P	P			P	P	P	P		A	A	P	P	A	A	A		P	P	P	P	P						
Orphanage	P			P	P			P	P	P	P				P	P						P	P	P	P						
Religious institution	P	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P

Who reviews development?

Codes Department (Zoning Division)	Planning Department
• Site Plans/Building Permits in any base zoning district (e.g. RS10, CS, MUN, IR) • Urban Zoning Overlay • Contextual Overlay • Corridor Design Overlay	• Site Plans/Building Permits in Specific Plan zoning • Planned Unit Developments (PUD) • Overlays—Institutional, Neighborhood Landmark, Urban Design

Policy vs. Zoning

Policy vs. Zoning

Land Use Policy
Guidance Vision for an area Nashville Next

Policy change with a plan amendment does not change current zoning

Zoning
It's the law **Controls physical development of land** e.g. use, density, height, setbacks, parking, access, landscaping, & signage

Zoning is influenced by the policies in the Community Plans.

Subdivisions

Planning Commission Review of Subdivisions

- Granted authority to review and approve subdivisions through Section 13-3-401 et seq. and 13-4-301 et seq. of TCA

- Planning Commission is given the authority to adopt regulations governing the subdivision of land

- Technical review

- Shall approve or disapprove a concept plan within 60 days after initial consideration by the Commission

- Policy has very limited impact on subdivision applications
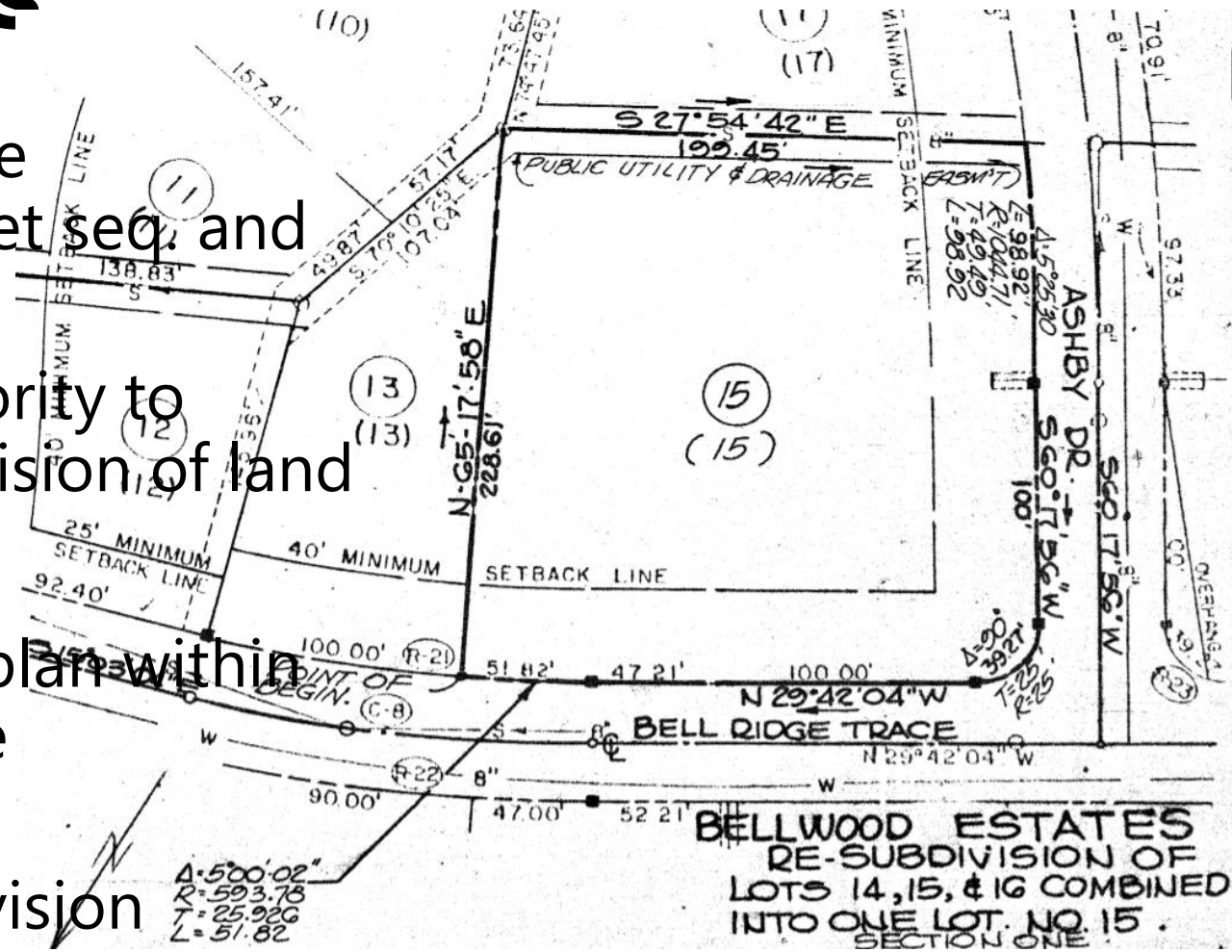
Subdivision Process

1. Concept plan
2. Final site plan (includes construction plans reviewed by all agencies)
3. Final plat (often done administratively)
   - Bonding (if required)
4. MPC makes final decision

Metro Planning Commission

At the MPC Meeting (Public Hearing)

Prior to the meeting, community members can sign in to speak about a case. Fill out form and wait for the public hearing.
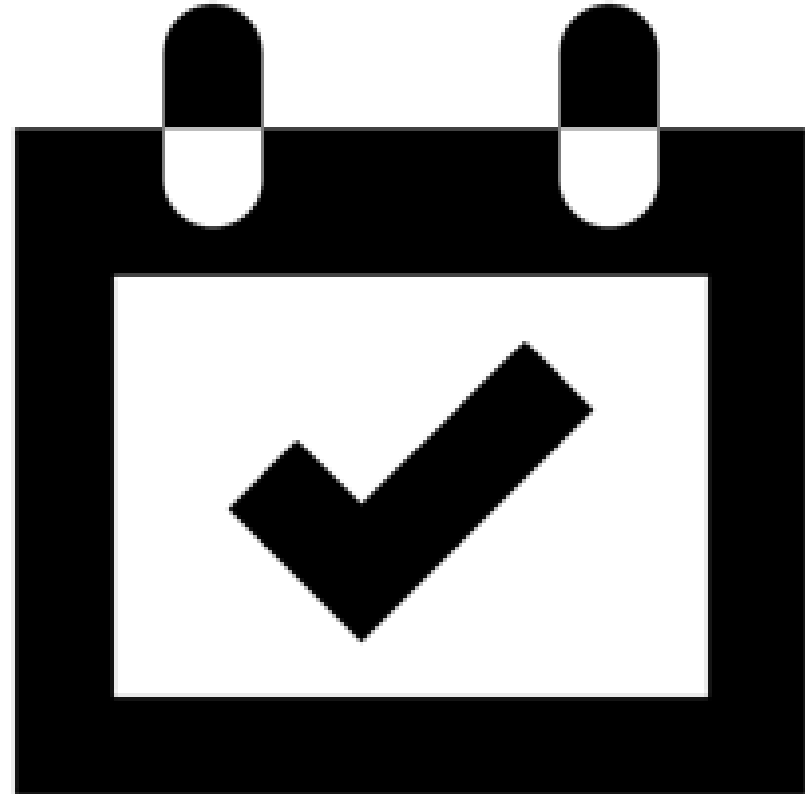
MPC Meeting – Agenda Approval

- Chairman calls meeting to order
- Adoption of agenda
- Approval of previous meeting's minutes
- Recognition of councilmembers
- Items for deferral or withdrawal

- Consent agenda items
- Items to be considered – public hearing items.

Metro Planning Commission Public Hearing Process

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┌─────────────────┐     ┌─────────────────┐     ┌─────────────────┐     ┌─────────────────┐
│ Staff makes     │     │                 │     │ Applicant       │     │ Chairman calls  │
│ presentation/   │ ──► │ Chairman opens  │ ──► │ addresses       │ ──► │ for community   │
│ summary of staff│     │ public hearing  │     │ Planning        │     │ members who wish│
│ report          │     │                 │     │ Commission      │     │ to speak to line│
│                 │     │                 │     │                 │     │ up              │
└─────────────────┘     └─────────────────┘     └─────────────────┘     └─────────────────┘
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- Staff makes presentation/ summary of staff report
- Chairman opens public hearing
- Applicant addresses Planning Commission
- Chairman calls for community members who wish to speak to line up

- Approve recommendation: change is made

  Disapprove: stays same
- Planning Commission discusses case, makes recommendation
- Chairman closes public hearing
- Community in favor of amendment speak for 2 minutes each

- Zoning: recommendation is passed to Metro Council
- Applicant speaks for 2 minutes – rebuttal/response to public comments
- Community in opposition of amendment speak for 2 minutes each

Public Notification

- State Law
- MPC Rules & Procedures
  - Plan Amendments
  - Zoning Requirements

Planning in District 32
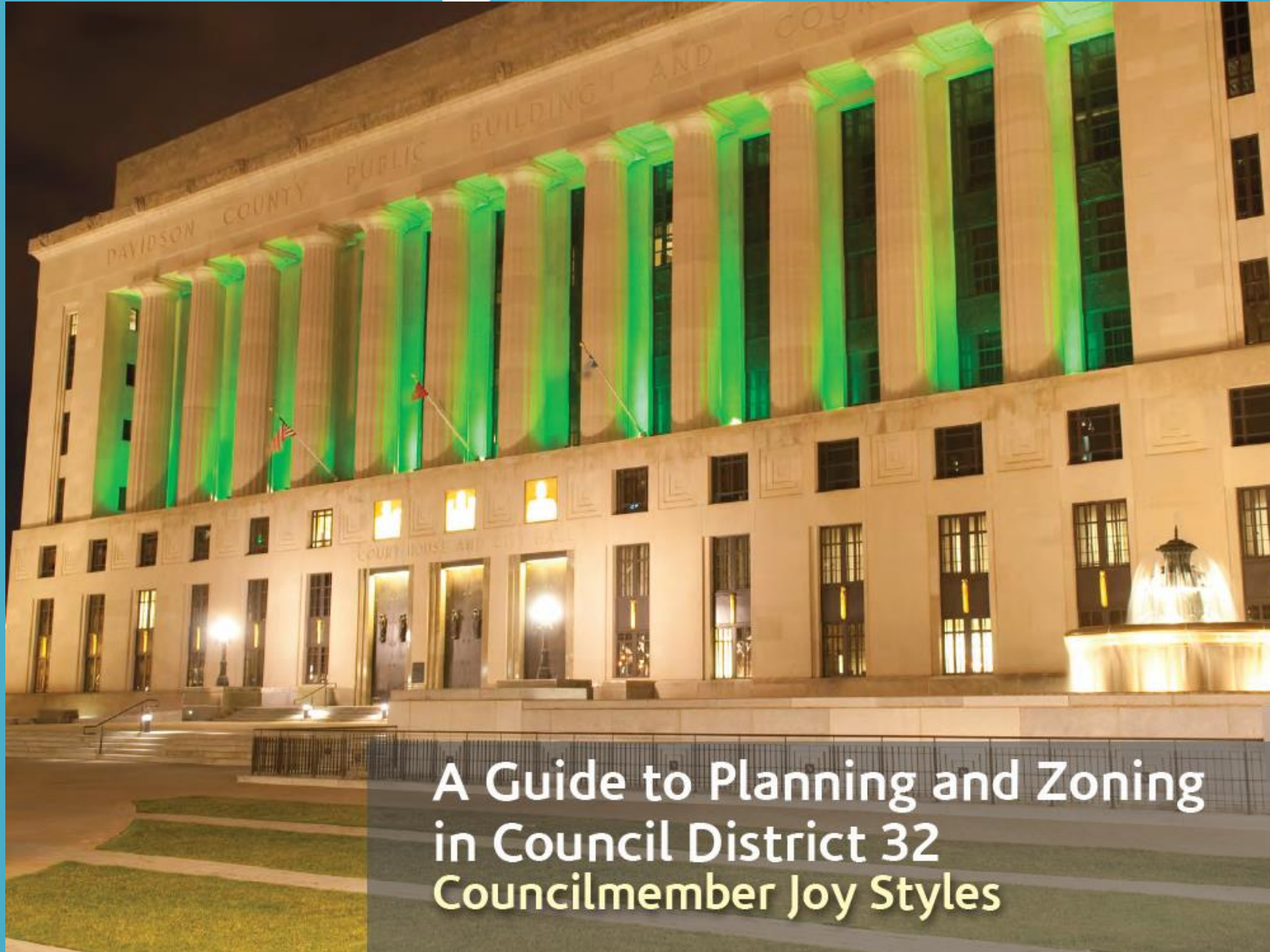
A Guide to Planning and Zoning in Council District 32
Councilmember Joy Styles

Planning in District 32

nashville.gov/Planning-Department/Long-Range-Planning/Communities-and-Council-Districts.aspx

erson North Dr...   **C** Cityworks   🌐 Parcel Viewer   🟢 Metro Nashville We...   🌐 Nashville GIS   🌐 Lesson Gallery | Lea...   **N** Murfreesboro Pike/...   🔵 SurveyMonkey- Mu...   ☁ MCSP Map   **N** Barnes

Nashville.gov » *Planning Department* » *Long Range Planning* » *Communities and Council Districts*

Planning Department

Coronavirus Procedures

NashvilleNext

Meeting Information   ▶

Mapping and GIS   ▶

Land Development   ▶

Long Range Planning   ▼

   Community Character Manual

   Community Plans

   Local Planning Studies

   Transportation Planning   ▶

   Capital Improvements

   Neighborhoods   ▶

   Communities and Council Districts

Communities and Council Districts

The map below shows the council district boundaries (numbered) with their Community Plans (color coded).

Council District Guides to Planning and Zoning

Planners hosted a Council Member Training ⤓ to provide an overview of policy and zoning, working with the Planning Department, and communicating with Planning Commissioners.

For each Council District, we have compiled Guides to Planning and Zoning. These booklets provide a detailed summary of Planning Department and Planning Commission roles and responsibilities, future and current planning, as well as related boards, commissions, and agencies.

Additionally, each guide includes a unique profile of each council district with current information such as zoning, land use, civic services, schools, and floodplains.

Planning in District 32

Community Character Policies for District 32
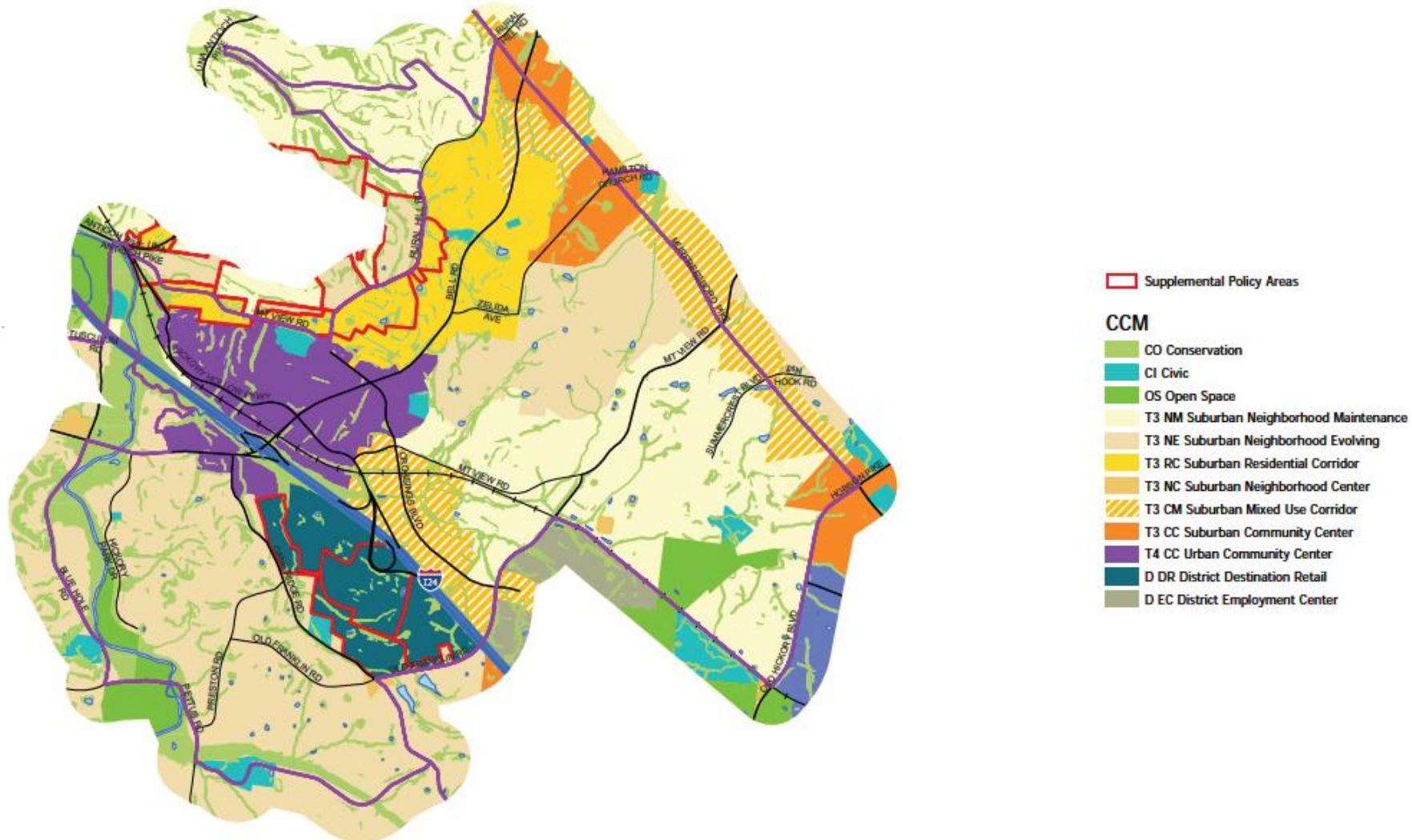
Planning in District 32

Zoning in District 32
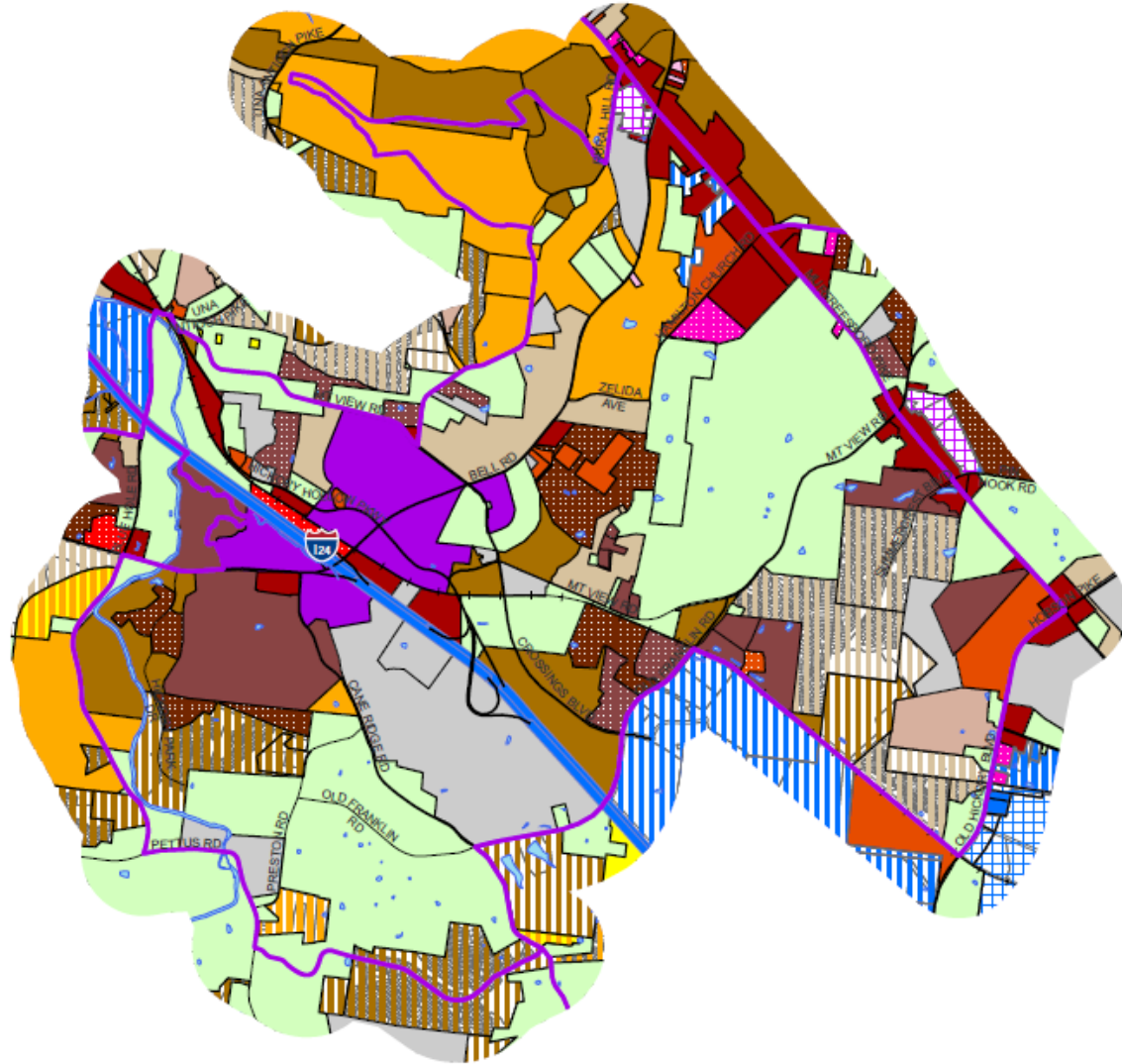
Zoning

- AR2a; AR2A
- RS20
- R15
- RS15
- R10
- RS10
- R8; R8-A
- RS7.5
- RM6
- RM9; RM9-A
- RM15; RM15-A
- RM20; RM20-A
- OL
- OR20; OR20-A
- MUN; MUN-A
- MUL; MUL-A
- CL
- CS; CS-A
- SCC
- SCR
- IWD
- IR
- SP

District	Parcels	% of District	Acres	% of District	Appraised Value	% of District
	1	0.0%	0	0.0%	$171,500	0.0%
AR2A	206	4.0%	1,427	33.1%	$89,598,616	5.2%
CL	3	0.1%	9	0.2%	$7,236,200	0.4%
CS	73	1.4%	163	3.8%	$75,791,398	4.4%
IWD	5	0.1%	21	0.5%	$10,200,400	0.6%
MUL	27	0.5%	129	3.0%	$14,372,513	0.8%
MUN	56	1.1%	8	0.2%	$3,273,100	0.2%
OL	2	0.0%	1	0.0%	$269,600	0.0%
OR20	171	3.3%	16	0.4%	$23,638,600	1.4%
R10	461	9.0%	298	6.9%	$177,107,000	10.3%
R15	528	10.3%	294	6.8%	$177,607,100	10.3%
R8	40	0.8%	183	4.2%	$171,132,400	9.9%
RM15	682	13.3%	312	7.2%	$278,361,200	16.2%
RM20	373	7.3%	74	1.7%	$82,466,300	4.8%
RM6	354	6.9%	35	0.8%	$34,991,900	2.0%
RM9	377	7.3%	148	3.4%	$81,417,000	4.7%
RS10	431	8.4%	234	5.4%	$84,787,000	4.9%
RS15	6	0.1%	26	0.6%	$700,100	0.0%
RS7.5	952	18.6%	255	5.9%	$187,727,900	10.9%
SCC	3	0.1%	14	0.3%	$6,569,100	0.4%
SCR	76	1.5%	220	5.1%	$151,518,225	8.8%
SP	304	5.9%	445	10.3%	$64,109,332	3.7%
	5,131	100%	4,311	100%	$1,723,046,484	100%

Planning in District 32

Land Use in District 32

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.

Planning in District 32

Landuse	Parcels	% of District	Acres	% of District	Appraised Value	% of District
SINGLE FAMILY	2,313	45.1%	1,234	28.9%	$484,274,092.00	28.4%
VACANT RESIDENTIAL LAND	371	7.2%	592	13.9%	$15,232,032.00	0.9%
APARTMENT: LOW RISE (BUILT SINCE 1960)	23	0.4%	532	12.4%	$511,570,600.00	30%
VACANT RURAL LAND	58	1.1%	483	11.3%	$5,352,324.00	0.3%
VACANT COMMERCIAL LAND	48	0.9%	413	9.7%	$48,784,300.00	2.9%
NOT ASSIGNED	494	9.6%	134	3.1%	$15,134,300.00	0.9%
SCHOOL OR COLLEGE	5	0.1%	84	2%	$12,719,100.00	0.7%
OFFICE BLDG (ONE OR TWO STORIES)	8	0.2%	80	1.9%	$57,883,800.00	3.4%
ONE STORY GENERAL RETAIL STORE	16	0.3%	76	1.8%	$42,885,400.00	2.5%
FARM BUILDINGS ONLY	5	0.1%	59	1.4%	$1,393,000.00	0.1%
CHURCH	6	0.1%	53	1.2%	$15,033,000.00	0.9%
STRIP SHOPPING CENTER	12	0.2%	48	1.1%	$29,163,859.00	1.7%
SHOPPING CENTER	4	0.1%	42	1%	$42,916,600.00	2.5%
RESIDENTIAL CONDO	1,490	29.1%	31	0.7%	$190,534,100.00	11.2%
PARKING LOT	13	0.3%	27	0.6%	$5,088,000.00	0.3%
SMALL WAREHOUSE	5	0.1%	26	0.6%	$13,120,600.00	0.8%
AUTO DEALER	7	0.1%	26	0.6%	$17,864,300.00	1%
METRO OTHER THAN OFC, SCHOOL,HOSP, OR PARK	4	0.1%	26	0.6%	$2,246,800.00	0.1%
MINI WAREHOUSE	5	0.1%	22	0.5%	$21,965,100.00	1.3%
VACANT ZONED MULTI FAMILY	7	0.1%	22	0.5%	$860,800.00	0.1%

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.
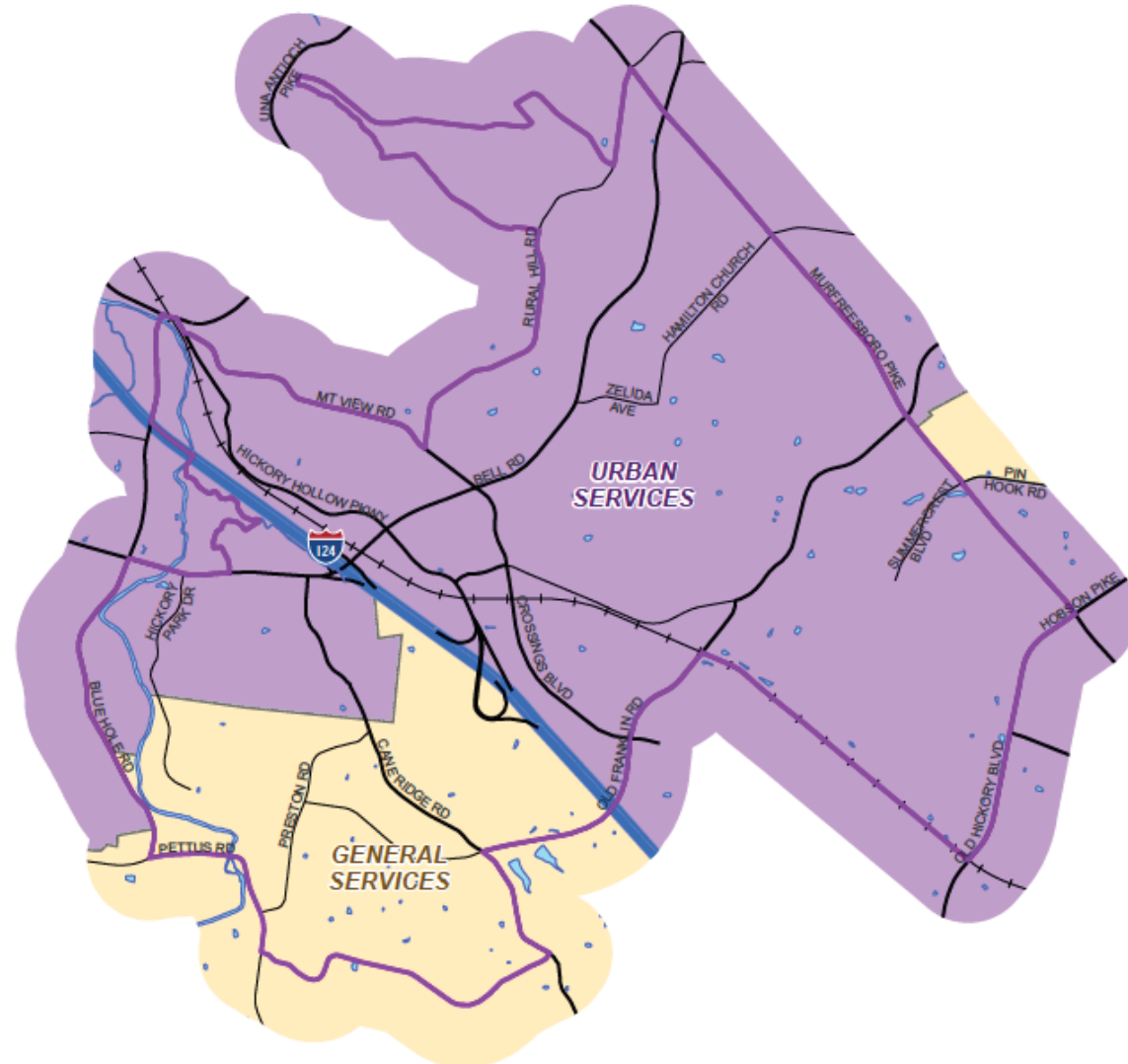
Urban Services District

GeneralServicesDistrict

Murfreesboro Pike/Bell Road Study

Antioch/Southeast Community Planning Study

The Antioch and Southeast communities want to improve the overall appearance of and function of their major corridors, such as Murfreesboro Pike, Bell Road, and Nolensville Pike. Planners are working with District Councilmembers on small area studies of key locations to address land use, transportation, and community design. This includes creating engaging places, along with increasing walkability and biking and improving access to transit.

Small area plans illustrate the vision for corridors and neighborhoods within Nashville's 14 community planning areas. These plans are tailored to meet the needs of each individual area studied. Small area plans are commonly used by the community, staff, the Planning Commission, and Metro Council members as a starting point for discussing public and private investment in a designated area, including proposed zone changes and public infrastructure investments. Once adopted, the small area plan serves as the primary guide for the corridor area's future development.

Murfreesboro Pike/Bell Road Study

Please take a moment to take our survey at the link below. The Murfreesboro Pike/Bell Road Study builds on the community's vision to analyze area properties and corridors to form guidance for land use, transportation, and community design at a small scale. The study area focuses on the Murfreesboro Pike/Bell Road center area, beginning at Rural Hill Road and stretching south to Hamilton Church Road. The study includes establishing guidance for the development character, design intent, and possible infrastructure projects to improve the appearance and function of the corridor for all modes of travel. Planners will work with stakeholders to provide detailed recommendations and solutions to guide the future physical and regulatory characteristics for the study area.

Next Steps - Online Survey

Please take our Murfreesboro Pike/Bell Road survey ⤴. We want to dive deeper into what we know about the area. We need your participation and local knowledge in the online survey in order to create a plan and recommendations.

During December 2020, planners studied the current characteristics of the corridor. Now in January 2021, community engagement has begun. Keep checking this page for project information and updates.

Project Resources

MURFREESBORO PIKE / BELL ROAD STUDY

WHAT'S THE STUDY ABOUT?
The Antioch community wants to improve the overall appearance and function of their major corridors, including Murfreesboro Pike and Bell Road. Planners are working with District Councilmembers on small area studies of key locations to address land use, transportation, and design. This includes creating engaging places, along with increasing walkability and biking and improving access to transit. The study area focuses on the Murfreesboro Pike/ Bell Road center area, beginning at Rural Hill Road and stretching south to Hamilton Church Road.

The study builds on the community's vision to analyze area properties and corridors and form guidance for land use, transportation, and design. This includes establishing guidance for development character, design intent, and possible infrastructure projects to improve the appearance and function of the corridor for all modes of travel. Planners will work with stakeholders to provide detailed recommendations and solutions to guide the future physical and regulatory characteristics for the study area.

IDEAS FOR • Land Uses • Buildings • Walkability • Streetscape • Transit • Landscaping• Green Spaces• Infrastructure Projects

WEBPAGE:
ANTIOCHSOUTHEASTSTUDY.NASHVILLE.GOV

PARTICIPATE

VIEW STUDY INFORMATION ONLINE

TAKE SURVEY!

ATTEND VIRTUAL MEETINGS / WORKSHOPS

VIEW MAP OF STUDY AREA

STAY INVOLVED

- Website
  - antiochsoutheaststudy.nashville.gov
- Survey
  - Take it if you haven't and spread the word
- Presentations
  - Intro to Long Range Planning
  - Intro to Murfreesboro Pike/Bell Road Study (this project)

Thank you

Tools & Resources

Planning Services Counter

First floor, part of Development Services Center

No waiting in line! Counter J

615-862-7190

planningstaff@nashville.gov

7:30 a.m. – 3:00 p.m.

Currently, operating by appointment only.

Tools on Planning's Website

On our website is lots of great information:

- Upcoming meetings and projects
- Property Map
- Development Tracker
- Commission meeting materials
- Projects with meeting materials
- BZA Tracker
- Nashville Parks Finder
- FEMA Floodplain Map
- NERVE – emergency response
- Create mailing lists
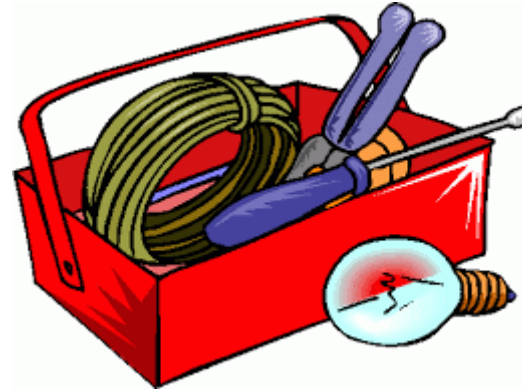
Property Maps *www.maps.Nashville.gov/parcelviewer*

Development Tracker

Commission meetings

Board of Zoning Appeals Tracker