

NASHVILLE  
**PLANNING**

# Compact Development

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Ecological Design Studio

# Agenda

1. Definitions
2. History
3. Guidelines
4. Case Study
5. Timeline
6. Questions and Discussion



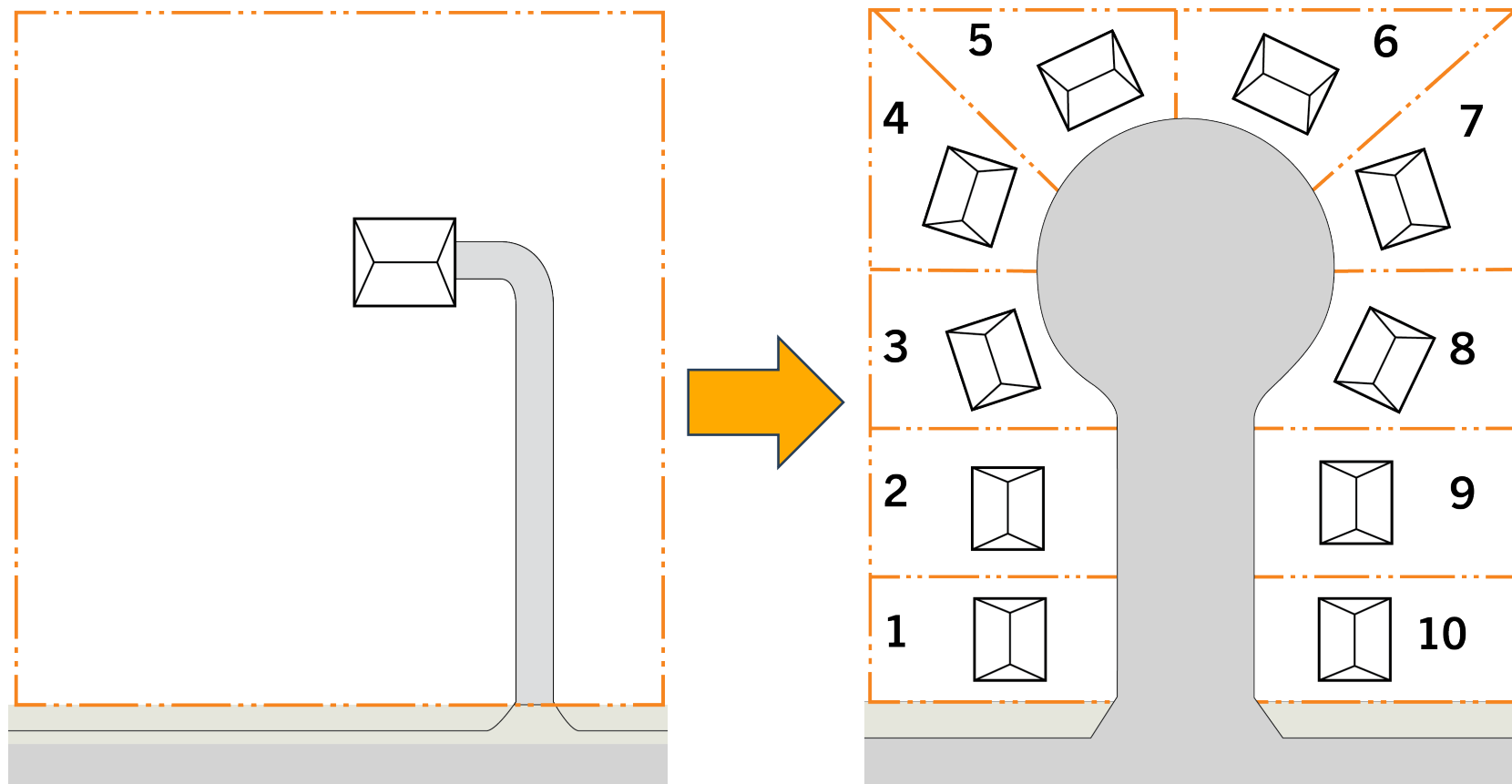
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PLANNING**



# terms & definitions

1. subdivision
2. zoning district
3. R and RS: residential zoning districts
4. open space
5. arterial boulevard
6. collector avenue

terms & definitions  
**subdivision**



original tract

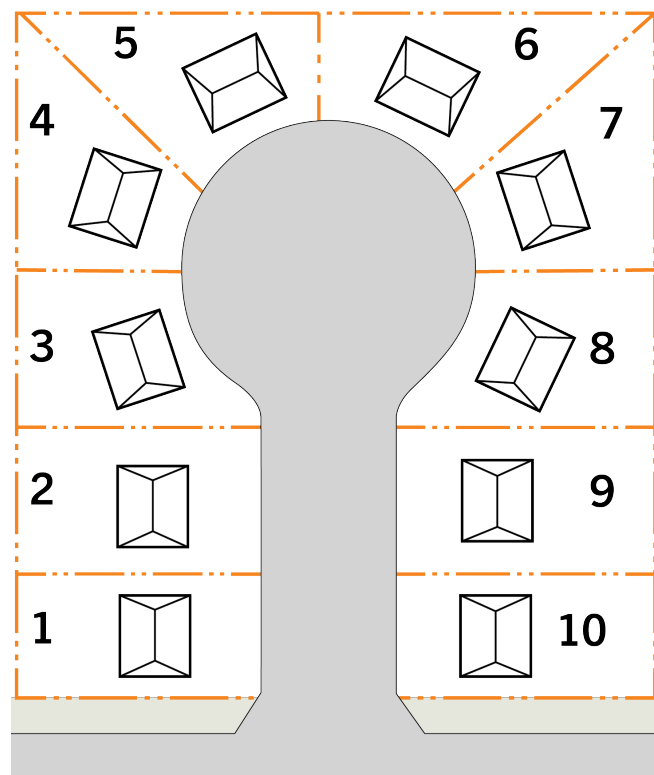
subdivided tract

A **subdivision** is a zoning tool that enables one lot to be divided into multiple, distinct lots that retain the zoning entitlements of the original.

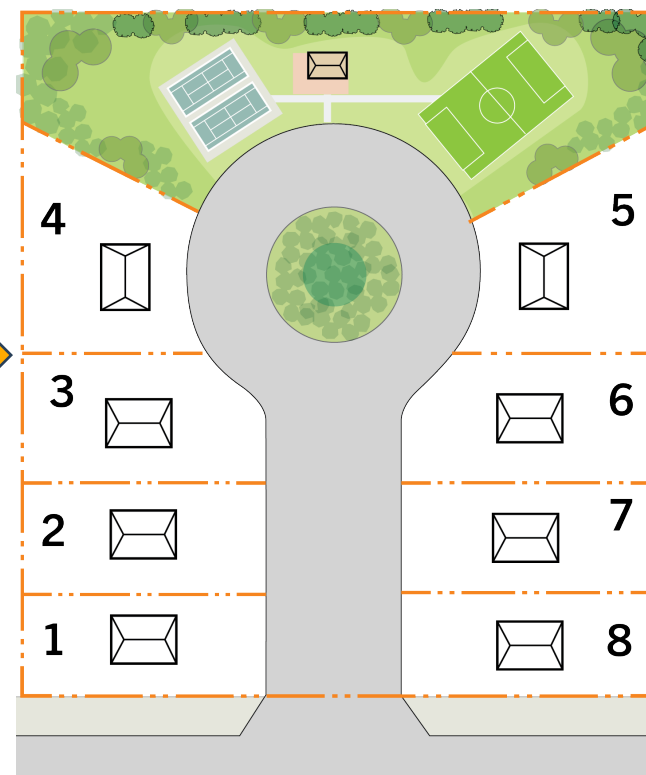
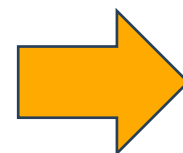
terms & definitions

# Subdivision – Lot size reduction

**Lot size reduction** is a zoning tool that enables the minimum lot size to be reduced in exchange for a public benefit.



**conventional subdivision**



**lot size reduction**

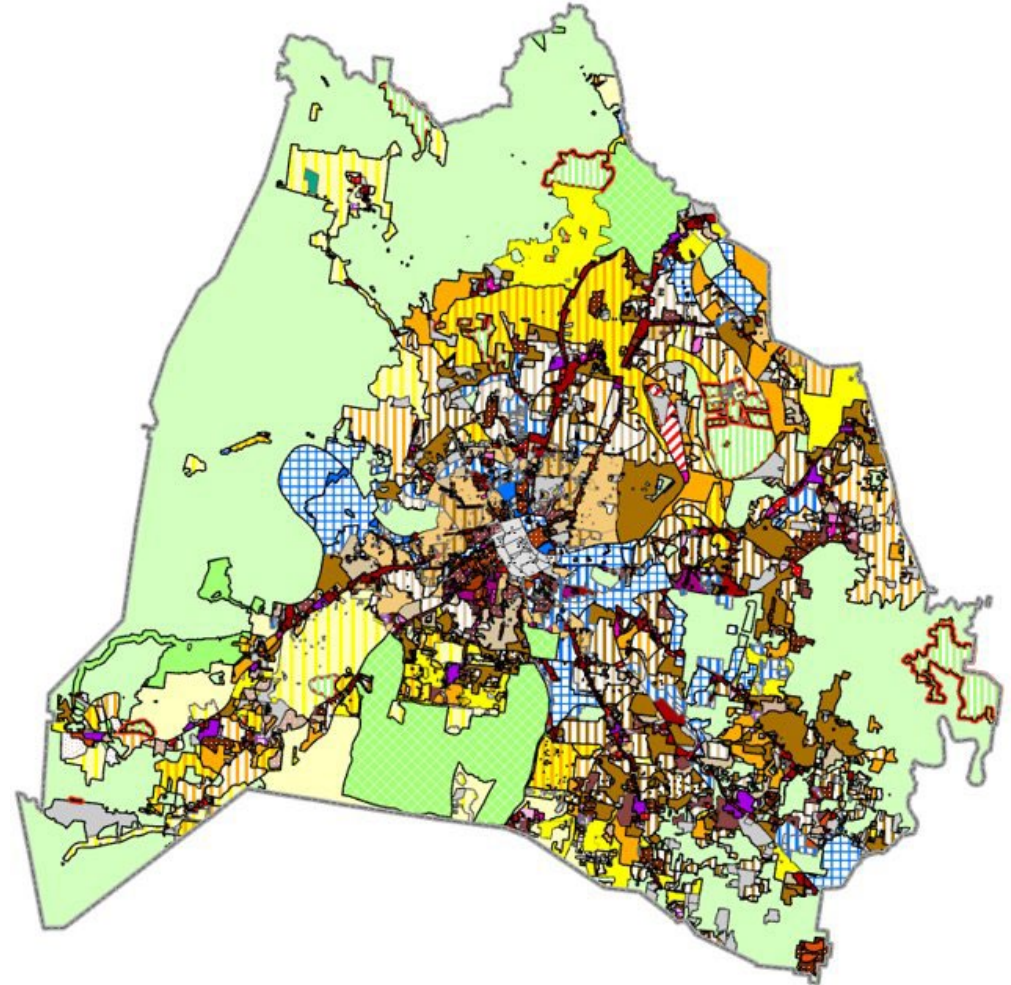
smaller minimum lot size allowed with the provision of open space

terms & definitions

# zoning district

As outlined in Title 17 of the Metro Code, every property is characterized by a **zoning district** that determines the following:

- permitted uses—e.g. industrial, residential, commercial
- residential density (units per acre)
- bulk development standards such as max height, minimum setbacks, and building coverage.



terms & definitions

# R and RS: residential zoning districts

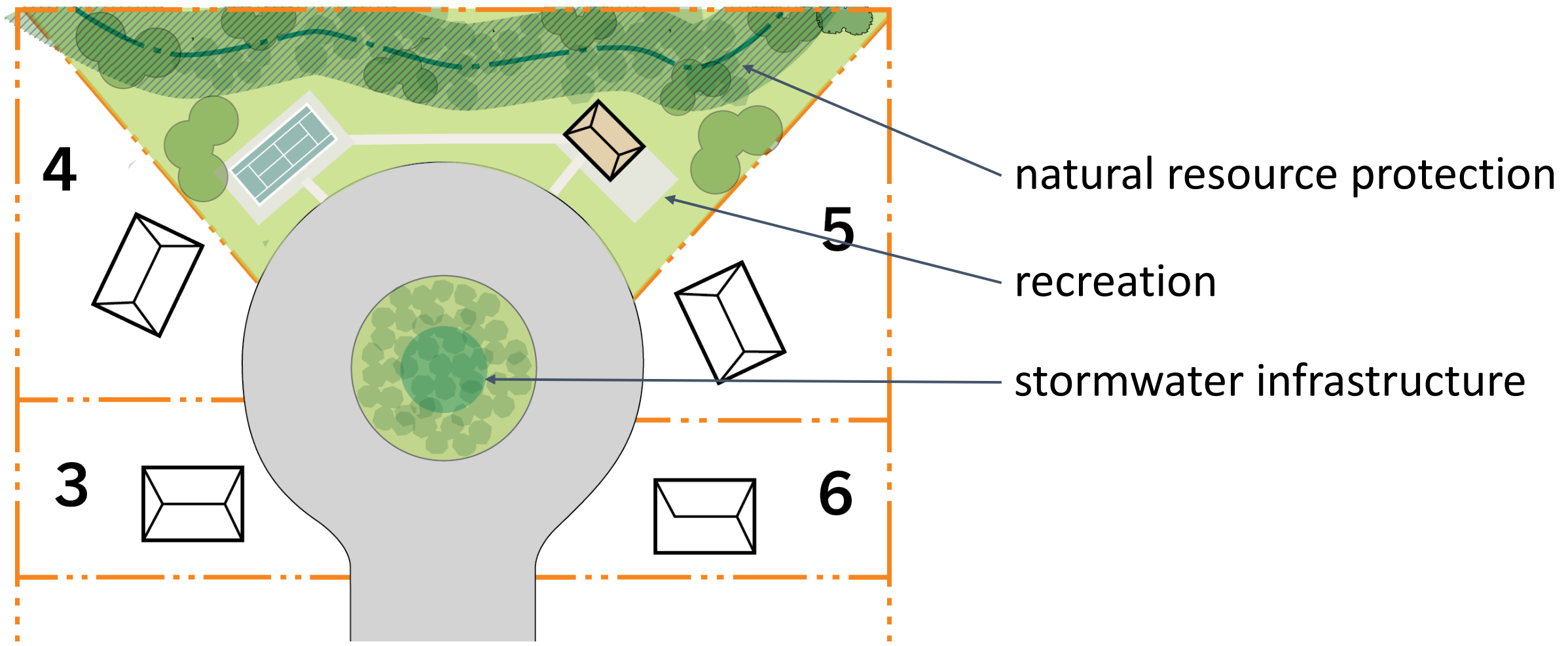
## R (One and Two-Family)

- single family and some duplexes
- number stands for minimum lot size and ranges from
  - **R6** = 6,000 sf min. lot to
  - **R80** = 80,000 sf min. lot

## RS (Single Family Residential)

- single-family only (no duplexes)
- number stands for minimum lot size and ranges from
  - **RS3.75** = 3,750 sf min. lot to
  - **RS80** = 80,000 sf min. lot

terms & definitions  
**open space**



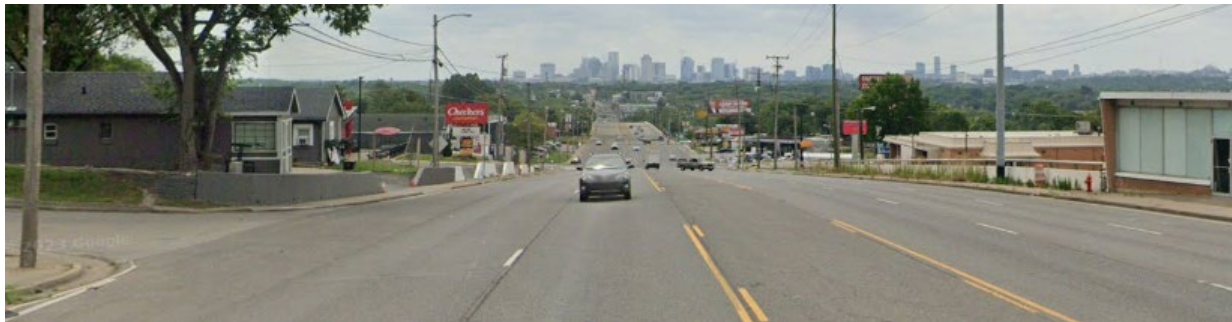


terms & definitions

# arterial boulevard

Arterial-Boulevards are medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys or frontage roads.

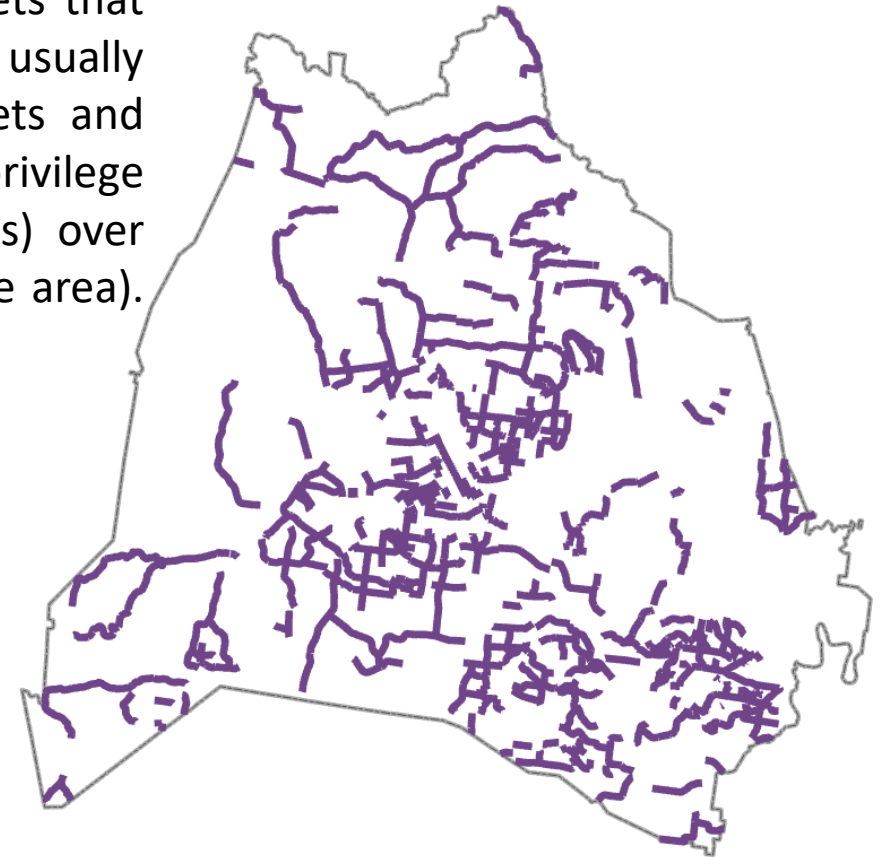
- Gallatin Pike
- Nolensville Pike
- Hillsboro Pike
- Clarksville Pike



terms & definitions

# collector avenue

Collector-Avenues are relatively low-speed, low- to medium-volume streets that provide circulation within and between neighborhoods. Collector-Avenues usually serve short trips and are intended for collecting trips from local streets and distributing them to the Arterial-Boulevard network. Collector -Avenues privilege access (the ability to get vehicles in and out of surrounding properties) over mobility (the ability to move cyclists, pedestrians and vehicles through the area). They are present in both residential and mixed-use areas.





# Subdivision Development for R/RS properties

## Cluster Lot Option

*Removed September/2022*

- Reduced minimum lot size
- Natural Resource Preservation
- Meaningful Open Space Creation

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## Conservation Development

*enacted September/2022*

- Reduces minimum lot size (without increasing entitlements)
- Preserves sensitive or critical natural resources

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*Under Development*



## Compact Development

- Reduces minimum lot size (without increasing entitlements)
- Encourages site planning that incorporates programmed outdoor spaces



# Compact Development implements *NashvilleNext*

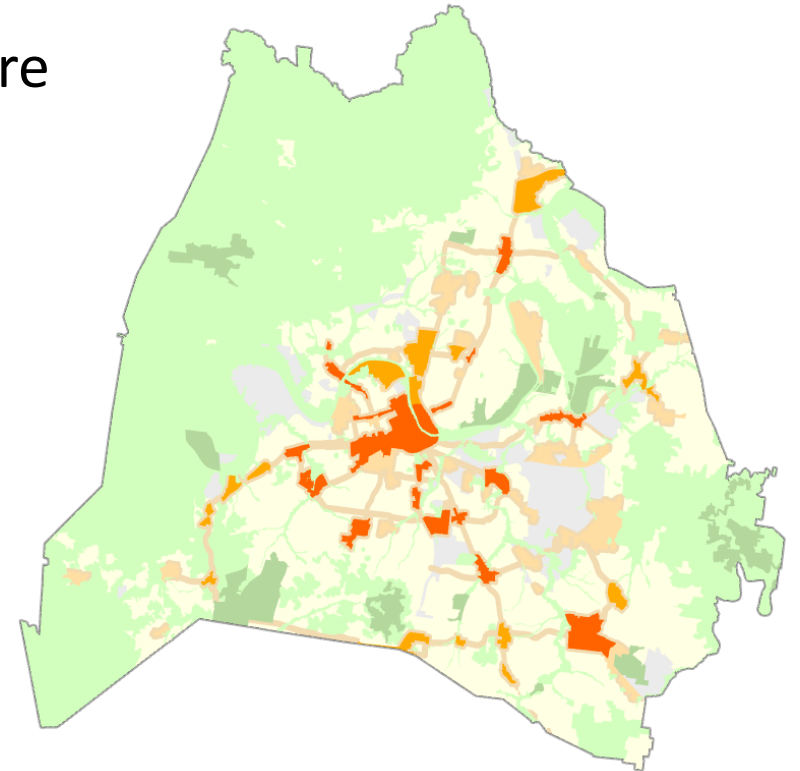
## *NashvilleNext*

- Land Use, Transportation, and Infrastructure
  - 2.6: Ensure all communities have access to parks, green areas, cultural amenities, and recreation opportunities that support mental and physical well-being.
  - 6: Transitional areas help bring places that are developed at different scales together gracefully, improving the sense of place in Nashville. Careful attention to these transitional areas can help to unify more intense centers and corridors with their surrounding neighborhoods.
  - 21: Access to parks by service area and walkable distances

# Compact Development Policy Goals

What is the purpose?

- encourage housing diversity by allowing for reduced lot size minimum
- encourage development near existing infrastructure
- provide residents with recreation spaces
- preserve natural features



# Compact Development Summary

## Eligible Properties

- Zoned R/RS (single and two-family)
- Option 1: ¼ mile from Arterial or Collector, 5x minimum lot size
- Option 2: Beyond ¼ mile from Arterial or Collector, 10x minimum lot size

## Maximum # of Lots

- 80% of the max number of Conventional Lots

## Outdoor Space Requirements

- 15% minimum
- Usability requirements
- ¼ mile Park Reduction

## Design Flexibility

- Reduce minimum lot size by two zoning districts
- May reduce beyond with additional outdoor space
- Buffers required

## Exclusions

- Properties required to use Conservation Development
- Properties located within T2 policy



# What Would Compact Look Like?



Cluster Lot Option



Compact Development

# Property 1 – Cluster Lot Option

zoning: RS7.5

max number of lots: 53 Lots

final number of lots: 52 Lots

required open space: 15%

provided open space: 27.1%

useable open space: 7.7%

# Property 1 – Cluster Lot Option

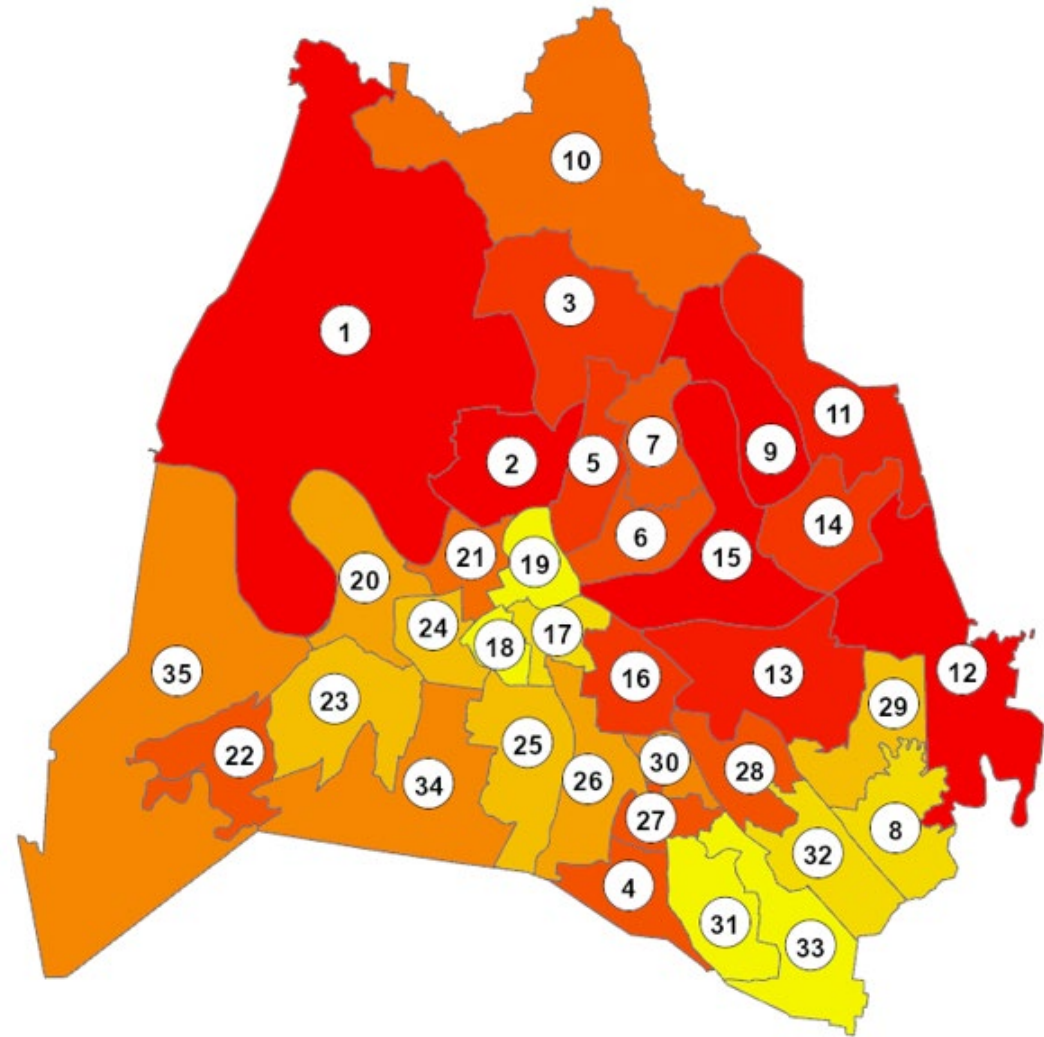
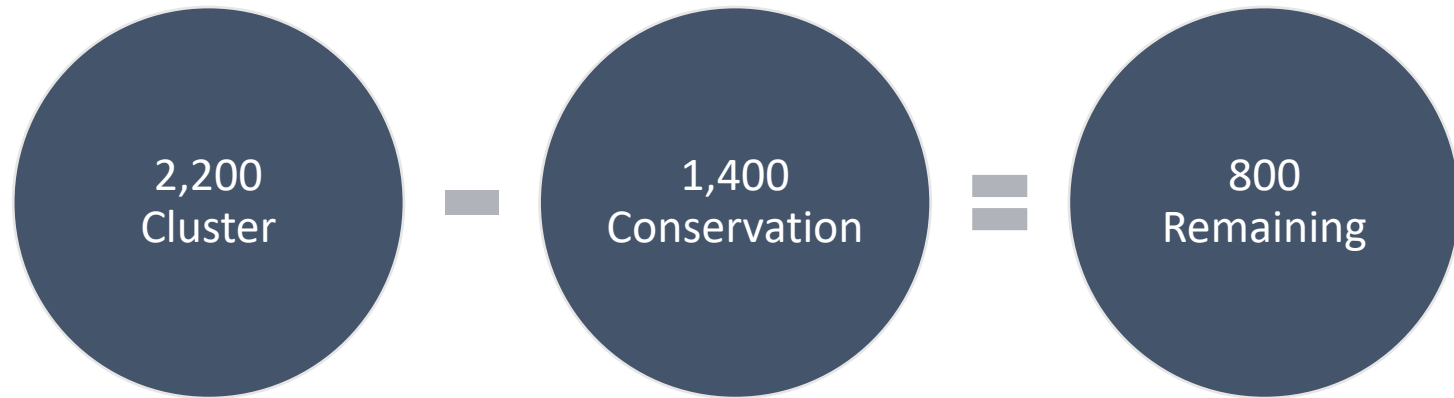


Zoning: RS7.5  
Max Yield: 53 Lots  
Final Yield: 52 Lots  
Required OS: 15%  
Final OS: 27.1%  
Useable OS: 7.7%

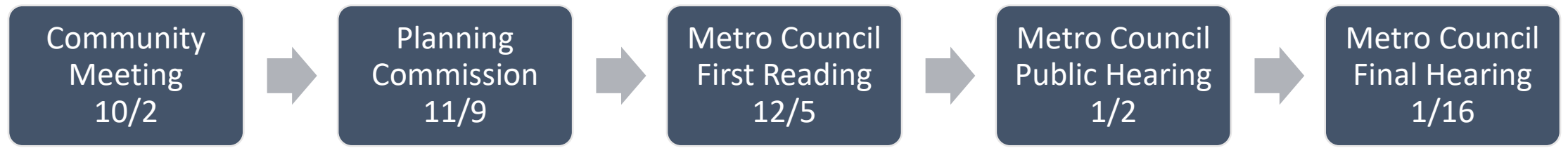
# Case Study Comparison

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Zoning	RS7.5	RS7.5	RS7.5	R8	RS15	RS7.5
Max Lots	53	37	6	5	31	32
Case Lots	52	37	6	1	31	28
Min Open Space Yield	15%	15%	10%	15%	10%	15%
Case Open Space Yield	27.1%	41.1%	33%	87.3%	29.3%	41.5%

# Compact Development



# Current Timeline



# Questions?

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