

**Mayor's Office of Neighborhoods
&
Andrews Institute for Civic Leadership
Alumni**

**Neighborhood Leadership Training
Session III – March 14, 2015**



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Agenda

1. **Introductions – Partners and Participants**
2. **Collaborative Leadership – Andrews Institute Alumni**
3. **Storytelling – Andrews Institute Alumni**
4. **Break**
5. **Metro Planning Department**
6. **Metro Codes Department**



Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean

What is the Mayor's Office of Neighborhoods?

- The mission of the Mayor's Office of Neighborhoods is to improve the quality of life in Nashville's neighborhoods through a more informed, active and involved citizenry and enhanced governmental response to community needs.
- We are the neighborhood liaison to the Mayor's Office and services as needed. Erin Williams, Daniel Drumwright and Courtney Wheeler
- We are a service for neighborhoods to stay connected to government and to stay active in their community.



Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean

Neighborhood Coaches

- Mayor's Office of Neighborhoods Coaches – Introductions
- If you want a coach, email: **mayor@nashville.gov**
- Please include your topic interest and we will connect you to one of the coaches



Neighborhood Survey Results

Overview

- The survey was completed in November, 2014.
- Over 540 responses from about 130 different neighborhood groups helped set the curriculum for the trainings.
- Survey asked 7 questions: For example....

Question 1: How connected do you feel your neighborhood is to Metro Government?

<u>Response</u>	<u>Raw</u>	<u>%</u>
Somewhat Connected	198	36.0%
Not Connected	182	33.0%
Average	97	18.0%
Very Connected	46	8.0%
Fully Connected	23	4.0%



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Neighborhood Survey Results Cont.

Question 2: What is the priority issue facing your neighborhood?

Crime/Safety	154	28.2%
Traffic	70	12.8%
Zoning/Infill Issues	61	11.2%
Sidewalks	60	11.0%
Growth	43	7.9%
Affordable Housing	22	4.0%
Connectivity (Neighbors/Government)	17	3.1%
Education	16	2.9%
Transit	16	2.9%
Beautification	8	1.5%
Codes	8	1.5%
Economic Development	8	1.5%
Parking	7	1.3%

Infrastructure	6	1.1%
Water	6	1.1%
Predatory Lenders	5	0.9%
Parks	4	0.7%
Bike Lanes	3	0.5%
Greenway	3	0.5%
Homelessness	3	0.5%
Poverty	3	0.5%
Animal Control	2	0.4%
Fireworks	1	0.2%
Immigration	1	0.2%
Noise	1	0.2%
Seniors	1	0.2%
Train Horn	1	0.2%



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Neighborhood Leadership Training

Session IV – Housing

Saturday, March 28th

9am-12:30pm

East Park Community Center

600 Woodland Street

Nashville, TN 37206



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Collaborative Leadership

civicleadership.lipscomb.edu



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Storytelling – Stacey Levine

www.dashtour.org



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NASHVILLE NEXT



nashvillenext

Kathryn Withers

Metro Nashville Planning Department

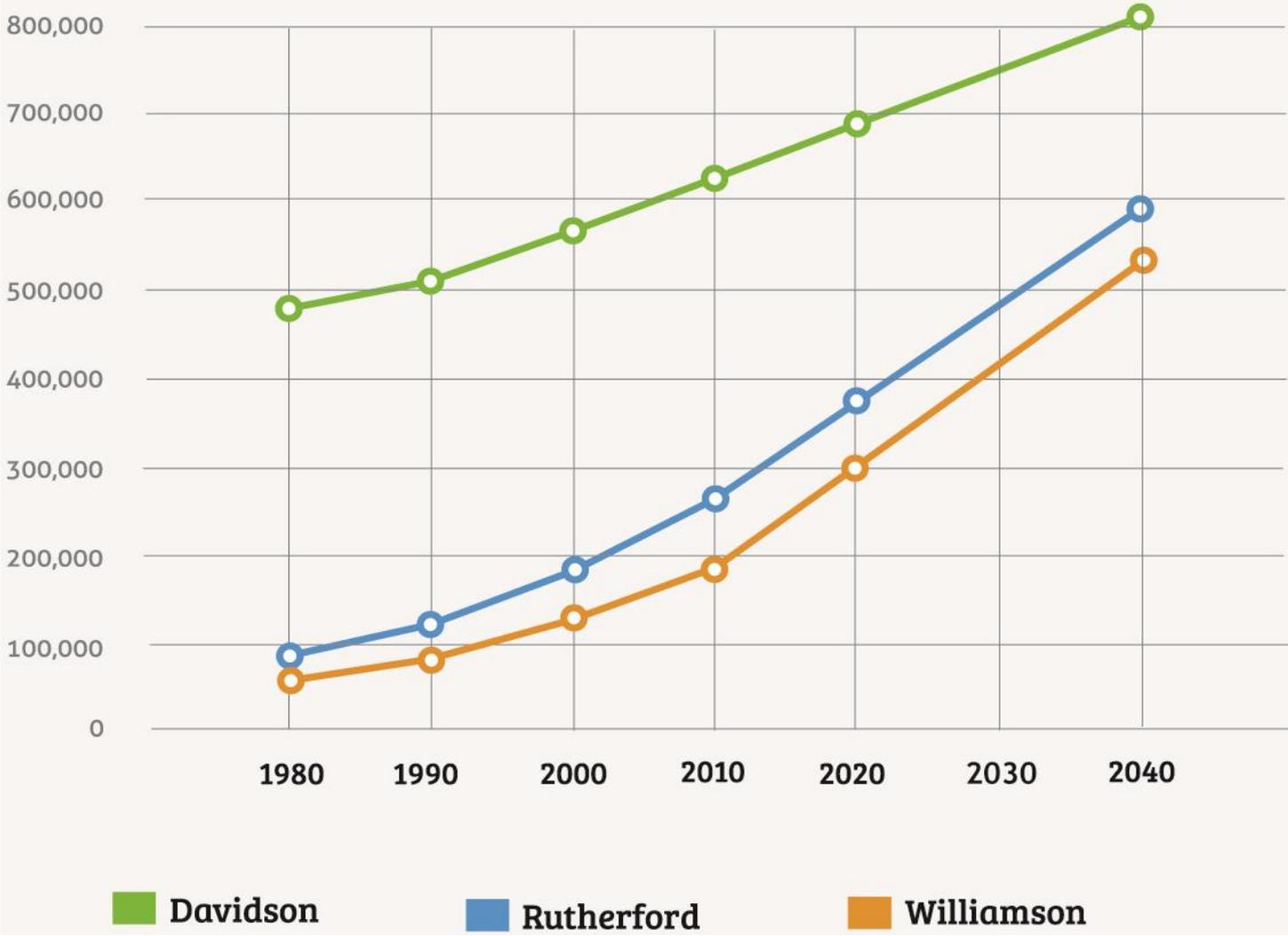
3/14/2015

WHAT'S **NEXT** FOR NASHVILLE?

WHAT IS NASHVILLE NEXT?

The three-year process to update Nashville's General Plan, an integrated effort to ensure our prosperity and well-being for the next 25 years, drawing on the needs, ideas and input of people who care about Nashville.

A GROWING COMMUNITY



POPULATION DIVERSITY

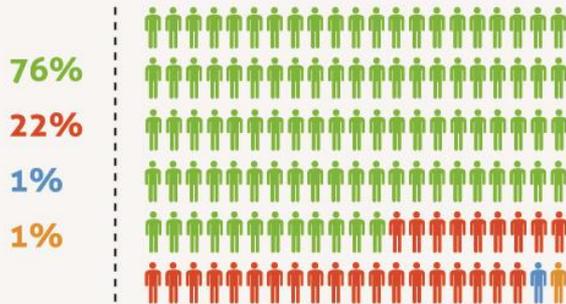
 White (Non-Hispanic)

 Black (Non-Hispanic)

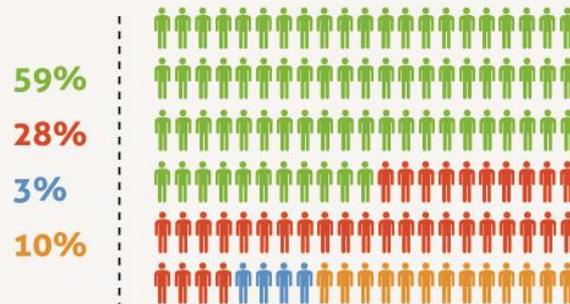
 Other (Non-Hispanic)

 Hispanic (all races)

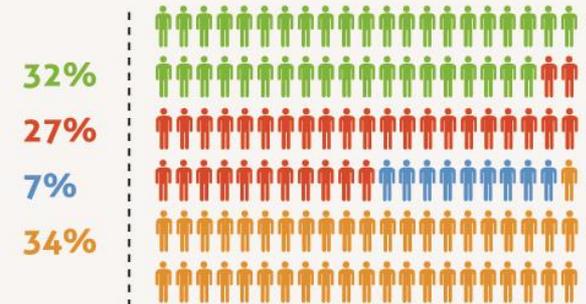
1980



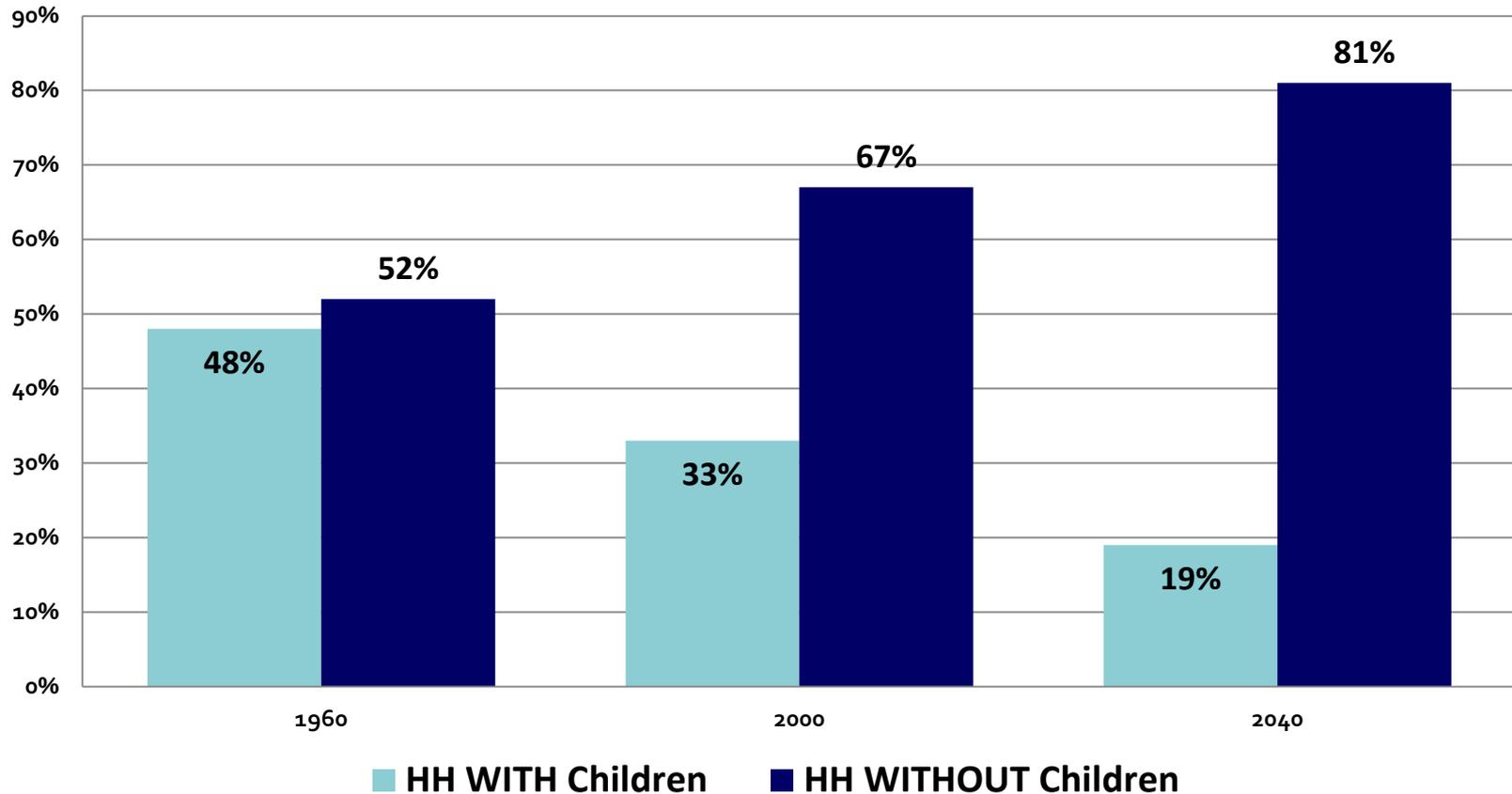
2010



2040



CHANGING HOUSEHOLDS 1960-2040



Census for 1960 and 2000, 2025 adapted from Martha Farnsworth Riche, How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century, HUD, 2003. and Source: Arthur C. Nelson, Ph.D., FAICP; GREATER NASHVILLE Trends, Preferences and Opportunities 2010 to 2025 and to 2040

FOUR CORNERSTONES

N4AOU

Nashville For All Of Us

Equity and Inclusion



**Environmental
Stewardship**



**Economic and Workforce
Development**



Efficient Government

NASHVILLE NEXT RESEARCH

GREATER NASHVILLE Trends, Preferences and Opportunities 2010 to 2025 and to 2040



Equitable Development Promising Practices to Maximize Affordability and Minimize Displacement in Nashville's Urban Core



Synopsis

This report on equitable development was commissioned by NashvilleNext in response to the concern of affordable housing and gentrification in Nashville. A Community Conversation on this topic was held late 2014 and was attended by over 100 persons, an indication of the importance of this study to the future of Nashville. In addition to the Community Conversation, extensive input was gathered in the form of a listening session and interviews with local and national experts in the field of affordable housing.

Prepared by:

Arac Thyler

Junk Gupta

Dr. James Hester

Dr. David Perkins

Community Research and Action Program, Vanderbilt University

A research report published by NashvilleNext

Nashville-Davidson Local Solutions for a Regional Vision

Nashville recognized as "Music City USA," Nashville could soon be known for the title "NashvilleNext City USA." Through thoughtful community-wide thinking as a region of distinct neighborhoods, Nashville has adopted a system of planning at both a macro level (a long-range City/County joint governance) but also by reinforcing the identity of its neighborhoods. In fact, the key to success for NashvilleNext has been thinking big and small at the same time.

NashvilleNext has developed a positive approach to planning – addressing local needs while understanding the broader context. The Metropolitan Planning Department is making a series of investments for the region as well as the neighborhood. This is achieved in three key planning efforts as well as the work at the NashvilleNext project. Strategically, a team was assembled to perform a comprehensive analysis of land-use patterns to better understand the relationship of land-use to its production or its creation for the community. This type of study connects with the NashvilleNext project to better understand how future Metropolitan planning decisions impact the local land-use.

To create a strategic, portfolio manager should grasp the relative productivity of various results in the portfolio to better manage the investments. There may be valuable opportunities for higher leveraged returns in a segment, while another may require a large strategic plan to stabilize in the near. Davidson County is a portfolio of various properties that all have value. In fact, Davidson County is worth a total market value of \$60.5 billion. This is the accumulated total of hundreds of thousands of individual properties that have to work in concert, under a large vision or plan. A smart portfolio manager would be able to

n
nashvillenext
nashville, tn

Urban3
urbaninstitute.com

ELLEN DUNHAM-JONES AND JUNE WILLIAMSON

RETROFITTING URBAN DESIGN SOLUTIONS FOR REDESIGNING SUBURBS SUBURBIA



Smart Growth America
Making Neighborhoods Great Together

Building Better Budgets

A National Examination of the Fiscal Benefits of Smart Growth Development

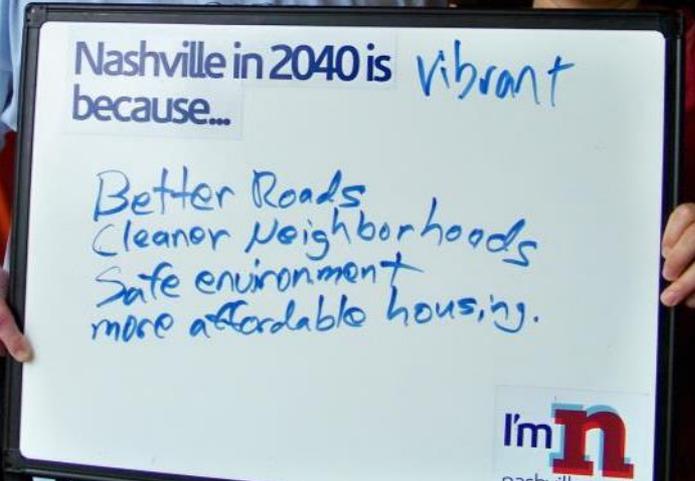
Jefferson Street Revitalization Strategies in Historic Black Business Districts



Project by:
Paul Jones, Ph.D., Program Director, School of Architecture, Peabody College, Vanderbilt University
David Walker, Ph.D., Department of History, Geography, & Urban Studies, Tennessee State University
Douglas D. Perkins, Ph.D., Program in Community Research and Action, Peabody College, Vanderbilt University

A research report published by NashvilleNext
October 2014 | 24

OUTREACH

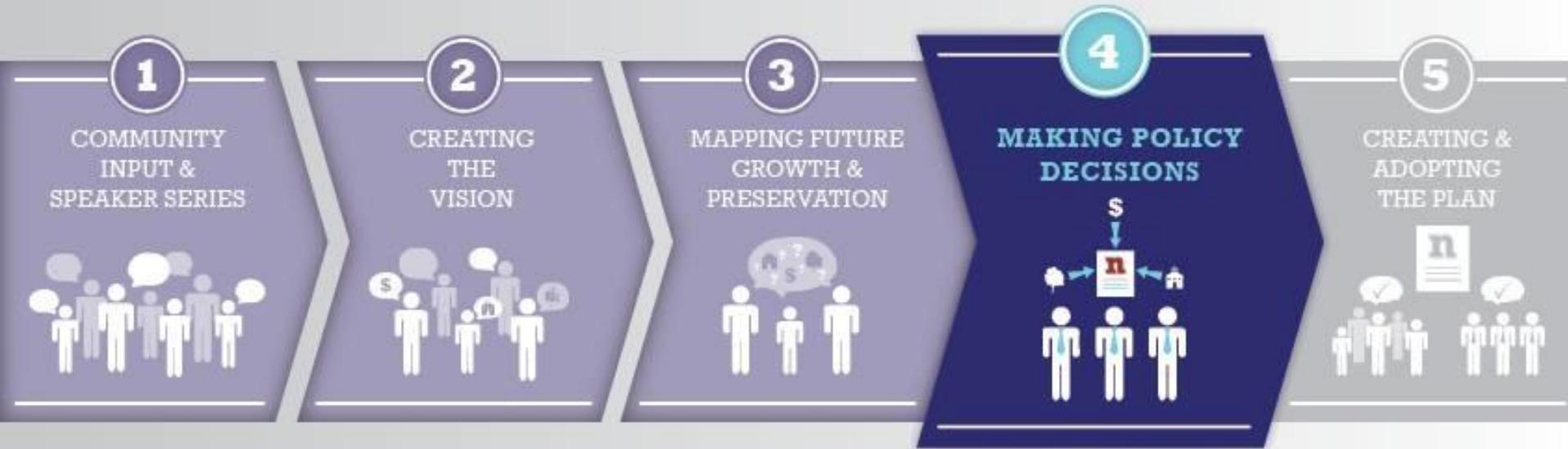


> 200
community
briefings



> 50
community
events

WHERE WE ARE NOW



NASHVILLE NEXT PROCESS TIMELINE

Total participation so far in NashvilleNext

17,000+

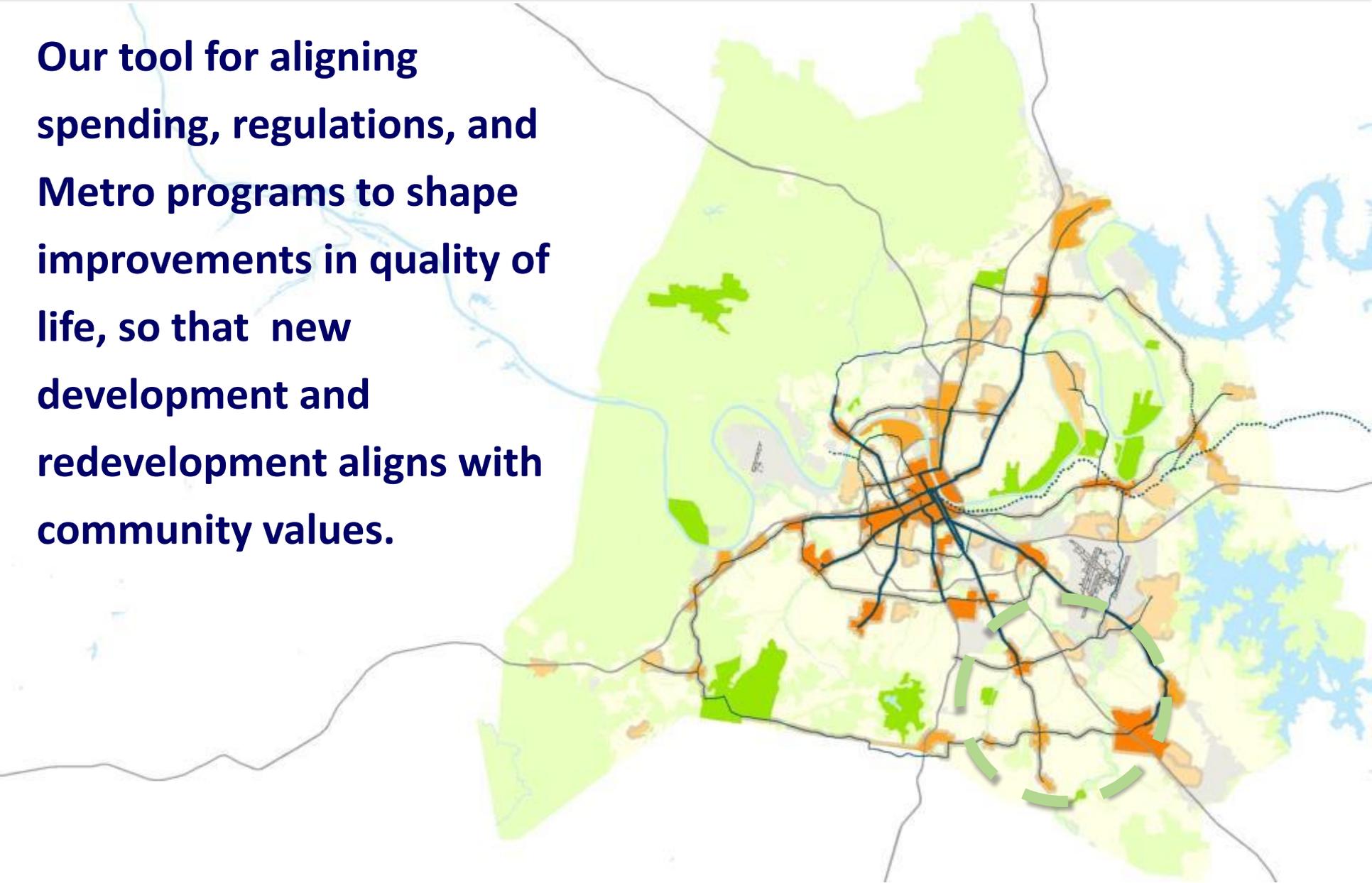
GUIDING PRINCIPLES

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



THE PREFERRED FUTURE

Our tool for aligning spending, regulations, and Metro programs to shape improvements in quality of life, so that new development and redevelopment aligns with community values.



NASHVILLE NEXT PLAN ELEMENTS



**Arts, Culture, &
Creativity**



Housing



Education & Youth



**Land Use,
Transportation, &
Infrastructure**



**Economic & Workforce
Development**



**Health, Livability, &
the Built
Environment**



**Natural Resources &
Hazard Adaptation**

THE DRAFT PLAN

March 30 Draft Plan released for comment review throughout April

June 11 Public hearing at Planning Commission

I Vision, Trends, and Strategy

II Elements

III Community plans

IV Action plan

V Access Nashville 2040

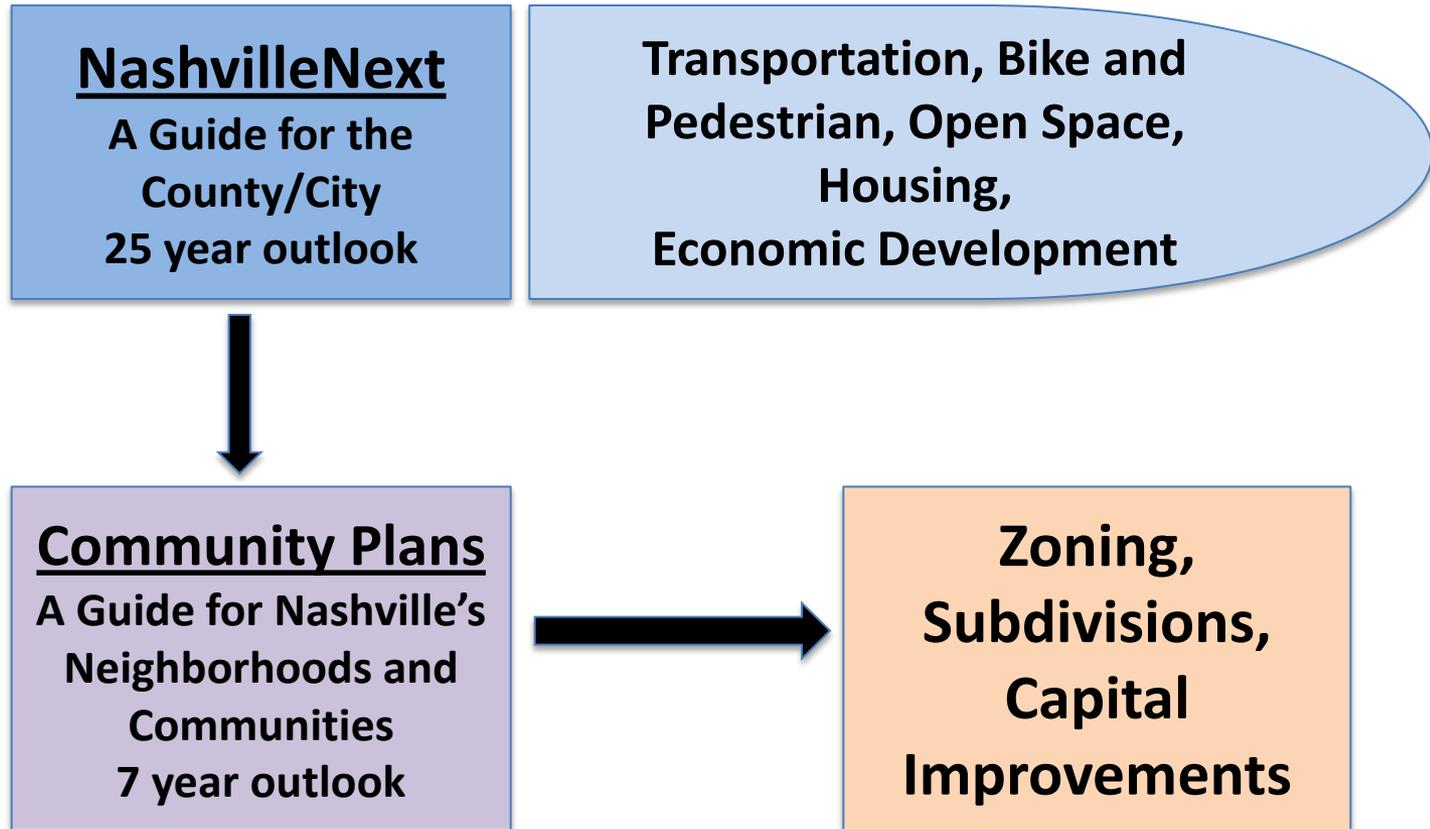
HOT ISSUES

- Rural policies (including limiting sewer extensions)
- Transit network & relationship to land uses
- Centers & coordinated investments
- Transitions & neighborhood character
- Affordability (market-rate & low-income affordability)

PLAN REVIEW

- In Person –
 - Central Open Housing Meeting – **Saturday, April 18th, 10:00 AM – 1:30 PM**
 - Countywide Open House Meetings – Weekday evenings:
 - North Nashville/Bordeaux – **Monday, April 20**
 - Southeast/ Antioch – **Monday, April 20**
 - Bellevue/West Nashville – **Monday, April 27**
 - Madison / Old Hickory – **Monday, April 27**
 - Special Meeting for harder to reach populations (e.g. non-English speaking) - tbd
- Online -
 - Downloadable materials and electronic comment form
 - Maps of community plan policies, transportation, and open space networks

NASHVILLENEXT AND OTHER PLANS



WHAT ABOUT IMPLEMENTATION

NashvilleNext

A Guide for the
County/City
25 year outlook



**Private
Development**



Public



Community



PRIVATE



PUBLIC



COMMUNITY

**THE PLANNING COMMISSION,
ZONE CHANGES,
SUBDIVISIONS AND
INFORMATION TOOLS**



nashvillenext

THE PLANNING DEPARTMENT AND THE PLANNING COMMISSION

- The Planning Department's responsibilities include:
 - working with local communities to create appropriate land-use policies and community plans;
 - making recommendations to the Planning Commission on zoning decisions, subdivision applications and some development applications; and
 - providing design services to support sustainable development.

THE PLANNING DEPARTMENT VS. THE PLANNING COMMISSION

- The Planning Commission consists of 10 members.
 - Mayor (or typically the Mayor's designee) and the Chairman of the Planning and Zoning Committee of the Metropolitan Council are charter members;
 - the Mayor appoints the other 8 members, who serve staggered 4-year terms.
- The Planning Commission generally meets at 4 pm on the second and fourth Thursdays of each month in the auditorium of the Howard Office Building, 700 Second Avenue South.

ZONING

- Zoning is the set of rules that govern how land may be used and the development standards for all property.
- The Planning Commission makes recommendations to the Metropolitan Council on all zone changes, and the Council has final approval.
- Community members have input on the land use policies as those policies are being set during the community planning process;
- Both the Planning Commission and the Metropolitan Council hold public hearings on individual zone changes.

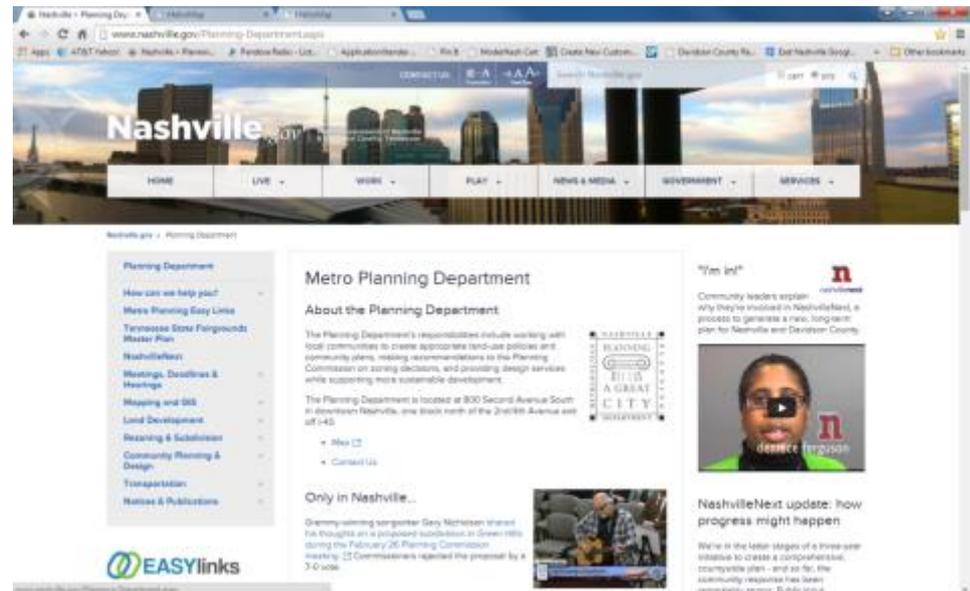
SUBDIVISIONS

- A subdivision is the division of land into lots, streets and open spaces.
- Subdivision regulation standards can vary by location, and number of lots being proposed or consolidated.
- Subdivisions on the Planning Commission Agenda require notices to be sent to surrounding property owners.



WHERE CAN I GET MORE INFORMATION?

- Call the Planning Information Desk
- at 615-862-7190 or email planningstaff@nashville.gov
- Check the Planning Department website: www.nashville.gov



WHAT'S NEXT FOR NASHVILLE?

WHERE CAN I GET MORE INFORMATION?

- Development Tracker
<http://maps.nashville.gov/developmenttracker/>

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
Planning Department, Metro Office Building
500 Second Avenue South
P.O. Box 294320
Nashville, Tennessee 37219-0306
615.862.2199
planningstaff@nashville.gov
www.nashville.gov/mgp

APPLICATION FACT SHEET

Print Record	Print Map	Zoom to Map
MPC Agenda Date	12/11/2014	
Administrative Approval		
Case #	2014SP-081-001	
Ordinance #	ML2015-1003	
Associated Case #		
Reviewer	US4 HILLIGAN	
Application Name	LC GERMANTOWN	
Application Type	SPECIFIC PLAN (NEW)	
Application Scope	A request to rezone from RL and RD to SP-ML zoning for property located at 1226 2nd Avenue North, at the northeast corner of 2nd Avenue North and Madison Street, (4.74 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Anita Shandian, owner.	
Application Submittal	10/2/2014	

ZONING
COMMUNITY PLAN
DEPT / AGENCY REVIEW
MPC PUBLIC NOTIFICATION
MPC ACTION
PLAT RECORDING
COUNCIL PUBLIC NOTIFICATION
COUNCIL ACTION

Case # 2014SP-081-001
Application Name LC GERMANTOWN
Property Address / Location 1226 2ND AVENUE NORTH
Status Complete
More Information

WHAT'S **NEXT** FOR NASHVILLE?

WHERE CAN I GET MORE INFORMATION?

- Parcel Viewer

<http://maps.nashville.gov/propertykiva/site/main.htm>

The screenshot shows the Metro Maps website interface. At the top, there's a navigation bar with the Metro Maps logo and a 'PLEASE COMMENT HERE!' notice. Below that, there's a search bar and a 'Parcel Mapping FAQs' link. The main content area is divided into a sidebar on the left and a map on the right. The sidebar contains 'Identify Results' for a specific parcel, showing its Tennessee State Plane Coordinates (NAD83): Easting: 1,736,944.56, Northing: 667,157.76. It also lists '1 Feature Found for Zoning' with details for the 'DTC' zoning code, including its date (3/29/2013), case number (2013-00514-001), and other identifiers. Below this, there are links to 'DTC Documents' such as 'DTC Ordinance', 'DTC Introduction', 'DTC Uses', 'DTC General Standards', and 'CORE Subdistrict'. The map on the right shows a street grid with various zoning codes overlaid in different colors, including 'DTC' in red and 'SP' in yellow. A scale bar at the bottom left indicates a scale of 1:4710.

WHAT'S **NEXT** FOR NASHVILLE?

The background of the top two-thirds of the image is a dark blue silhouette of the Nashville skyline. The most prominent feature is the spire of the AT&T Building. Below the skyline, the silhouettes of several bridges with truss structures are visible. The bottom third of the image is a white background with a light blue wavy line separating it from the dark blue area above.

NASHVILLE NEXT

Get involved at www.nashvillenext.net

WHAT'S **NEXT** FOR NASHVILLE?



nashvill**next**

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Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean

Department of Codes & Building Safety

“The Other Public Safety Agency!”

A Brief History

The evolution of modern building began over 5,000 years ago. Early codes were rudimentary, but even in ancient times there was an understanding of the need to regulate building practices and maintain clean, safe neighborhoods.

An Early Babylonian Code

If a builder built a house for a man and completed it, that man shall pay him two shekels of silver per say [approximately 12 square feet] of house as his wage.

If a builder has built a house for a man and his work is not strong, and if the house falls in and kills the householder, that builder shall be slain. If the child of the householder shall be killed, the child of that builder shall be slain. If goods have been destroyed.....he shall restore the fallen house out of his own material.

Advances Through Crisis

- Collapse of an amphitheater – 50,000 people killed or injured (27 AD)
- Rome burns 37 years later in 64 AD
- Assize of Building enacted in London in 1189
- Fire in London in 1212, followed by the great fire of London 1666 – partial destruction of 15,000 buildings

North America

- Chicago Fire of 1871 – lasted two days, killed 250 people, destroyed 17,000 buildings, 100,000 left homeless
- California earthquake of 1989 sparked stricter building codes
- Second quake in 1994 – damage was extensive
- 2003 – multiple structural collapses of multi-story wood decks

Where Does Code's Fit In?

- Expanded focus beyond building safety to include "Quality of Life" issues
- Greater desire on the part of citizens to have in integrated approach from government
- Neighborhood issues have grown in importance

The Department of Codes Administration is composed of five principal divisions,

- Administrative
- Plans Examination
- Permits & Zoning
- Building Division (with associated Trades sections)
- Property Standards and Zoning Inspection
- Six related licensing & appeals boards.

Administration

The Administration division within the Codes Department is responsible for the day-to-day management of the entire “Codes” process, to include the following:

- Contractor licensing
- Administration of various Appeals Boards
- Review of applicable codes, laws and other regulations that impact our process

Plans Examination

The Plans Examination Division is responsible for the review of all commercial building plans and residential building plans for projects over 5,000 square feet. Architectural plans must be reviewed to ensure the project meets the requirements of all applicable building codes.

While the division still reviews “paper copy” drawings, we have now moved to an electronic plans review process that greatly streamlines the review process.

Zoning

Critical to efficient land use are Zoning regulations. Our Zoning Division reviews all projects within the County to ensure the proposed use of the property is consistent with the established zoned use. There are many zoning categories, including:

- R – Residential (Single or Multi-Family)
- RS – Residential Single Family
- CS – Commercial Services
- OL – Office Limited
- IWD – Industrial Warehouse District
- A or Ar - Agricultural

When a property owner wishes to use a property for a purpose outside its assigned zoning category, that owner must seek approval through the zoning appeals process or they may seek to have the zoning category for that property changed.

It is highly advisable for anyone who plans to open a business verify that the activity they propose is consistent with the assigned zoned category before signing any lease agreements.

Permits

Once a project has gone through plans review and meets all zoning requirements, a permit can be issued to allow the construction phase of the project to move forward. There are two parts to the permitting process:

- An application for the permit must be made. The project will be analyzed to determine what, if any additional requirements must be met before the permit can be issued.
- Once the requirements are met, the actual permit can be issued. A permit is generally required for any building project for a structure that is 100 square feet or larger.

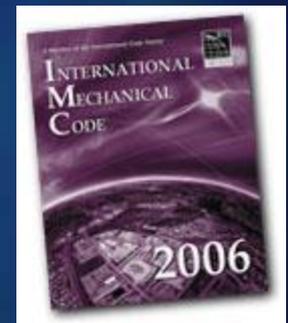
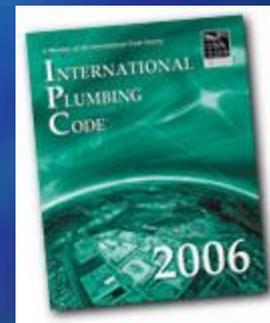
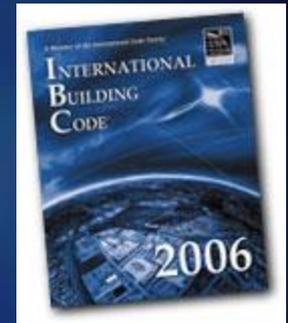
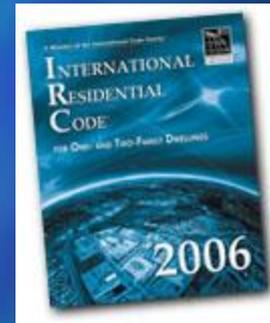
- Permits are valid for a period of two years from the date of issuance. However, if the project stops for more than six months that permit is cancelled and a new permit must be obtained
- Demolition permits are valid for 90 days from the date of issuance
- Permits are not required for work considered to be routine maintenance of a structure
- Permits are not required for agricultural accessory structures on agriculturally zoned parcels

Building Division



The Metropolitan Building code is based on the International Building Code (ICC). We have adopted with amendments each of the applicable ICC codes.

These codes define the standards used to evaluate all building and building maintenance projects in Davidson County.



New Building Process

The first step in any commercial building project is plans review. This is necessary to ensure the building plan accounts for all of the requirements specified by the appropriate codes are included in the plan before construction starts. Metro now has the ability to review plans electronically.

The staff in our plans examination section ensure all of the required safety and design requirements are met based on the type of building being built. The buildings intended purpose will determine the requirements that need to be met.

As the building project progresses, a series of inspections are made to verify that all phases of the project meet the requirements specified by the building and applicable trade permits and their associated code regulations.

If a building project is undertaken without the required permits, or if the project is in violation of required building codes, a "Stop Work Order" may be issued, halting the project until the violations are corrected.

Property Standards



The Property Standards Division is responsible for ensuring all existing structures are maintained in accordance with all applicable building and zoning regulations and that they meet the minimum maintenance standard

Our goal is to ensure all existing structures meet the minimum property maintenance standards and are safe for occupancy.

-
- Most inspections are complaint or service request driven
 - We also rely on inspector generated inspections
 - Special interest groups – neighborhood groups provide service request information

The Division has several community service programs designed to allow citizens to take a more active role in reporting Codes violations within their neighborhoods, these include:

- NOTICE Program
- Neighborhood Audits

The NOTICE Program

The “Neighborhoods Organized To Initiate Code Enforcement” (NOTICE) program is designed to help citizens identify and report codes violations in their neighborhoods.

FOR MORE INFO...

Metro Codes Office – Bill Penn – Assistant Director
bill.penn@nashville.gov (615) 862-6516

Program Goals

- Clean up of the exterior of residential and commercial buildings, grounds, and vacant lots.
- Instilling a sense of community pride stemming further blight of the neighborhood.
- Fostering community involvement in the up keep of their neighborhoods.

Neighborhood Audits

We also perform audits of neighborhoods. We will systematically inspect every parcel within a defined geographic area.

These inspections are limited to no more than 500 parcels per request and that number may be reduced dependent upon staff availability.

Metro Codes
“The Other Public Service
Agency”

Department Contact Information

Mayor's Office of Neighborhoods

(615) 862-6000

Constituent Assistance

Neighborhood Network

Department Connection

<http://www.nashville.gov/Mayors-Office/Priorities/Neighborhoods.aspx>

<https://www.nashville.gov/Mayors-Office/Priorities/Neighborhoods/Register-a-Neighborhood.aspx>

<https://www.facebook.com/MayorKarlDean>

https://twitter.com/moon_nashville

<http://www.nowplayingnashville.com/categories/index/55/0/NEIGHBORHOODS>

https://metronashville.nextdoor.com/news_feed/



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Department Contact Information

Metropolitan Nashville Police Department

(615) 862-8600

Central Precinct (615) 862-7611

East Precinct (615) 862-7600

Hermitage Precinct (615) 880-1776

Madison Precinct (615) 880-3111

Midtown Hills Precinct (615) 880-1411

North Precinct (615) 862-4410

South Precinct (615) 862-7744

West Precinct (615) 862-7747



<http://www.nashville.gov/Police-Department.aspx>

<http://www.crimemapping.com/map/tn/nashville>

<https://www.nashville.gov/Police-Department/Contact-Us.aspx>

<https://www.nashville.gov/Police-Department/Frequently-Asked-Questions.aspx>



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Department Contact Information

Public Works Department

(615) 862-8750

Alley Maintenance Beautification Brush Pickup Composting
Graffiti Removal Recycling Refuse Collection Streets and Road Repair

<https://www.nashville.gov/Public-Works.aspx>

<http://www.nashville.gov/Public-Works/Developer-Services.aspx>

<https://www.nashville.gov/Public-Works/Forms/Request-Customer-Service.aspx>

<https://www.nashville.gov/Public-Works/Community-Beautification.aspx>

<https://www.nashville.gov/Public-Works/Neighborhood-Services.aspx>

<https://www.nashville.gov/Public-Works/Capital-Projects.aspx>

<http://mpw.nashville.gov/IMS/stratplan/>



Metropolitan Government of Nashville and Davidson County
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Department Contact Information

Nashville Metropolitan Transit Authority (MTA)
(615) 862-5950

Bus Services AccessRide BRT Lite

<http://www.nashvillemta.org/>

<http://www.nashvillemta.org/Nashville-MTA-FAQs.asp>

<http://www.nashvillemta.org/Nashville-MTA-Contact-Us.asp>

<http://www.nashvillemta.org/Nashville-MTA-Maps-and-Schedules.asp>



Metropolitan Government of Nashville and Davidson County
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Department Contact Information

Metro Water Services

(615) 862-4600

Water and Sewer Stormwater Maintenance Environmental Compliance
Pollution Prevention Community Education

<http://www.nashville.gov/Water-Services.aspx>

<http://www.nashville.gov/Water-Services/Customers/Emergency.aspx>

<http://www.nashville.gov/Water-Services/Community-Education.aspx>

<http://www.nashville.gov/Water-Services/Stormwater-Maintenance.aspx>



Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean

Department Contact Information

Metropolitan Development and Housing Agency
(615) 252-8400

MDHA Communities Affordable Housing Development

<http://www.nashville-mdha.org/>

<http://www.nashville-mdha.org/communities.php>

<http://www.nashville-mdha.org/affordableHousing.php>



Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean

Department Contact Information

Planning Department

(615) 862-7150

NashvilleNext Mapping Land Development Rezoning

Community Planning and Design

<http://www.nashville.gov/Planning-Department/Mapping-and-GIS/PropertyMapping.aspx>

<http://www.nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx>

<http://maps.nashville.gov/propertykiva/site/main.htm>

<http://maps.nashville.gov/DevelopmentTracker/#>

<http://www.nashville.gov/Government/Development-Services.aspx>

<https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/What-your-zoning-allows.aspx>



**Metropolitan Government of Nashville and Davidson County
Office of Mayor Karl F. Dean**

Department Contact Information

Codes Administration

(615) 862-6500

Construction and Permits Land Use and Zoning Property Standards

<http://www.nashville.gov/Codes-Administration.aspx>

<https://www.nashville.gov/Codes-Administration/Property-Standards/Code-Enforcement/Report-A-Codes-Violation.aspx>

<https://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information.aspx>

<https://www.nashville.gov/Codes-Administration/Property-Standards.aspx>



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