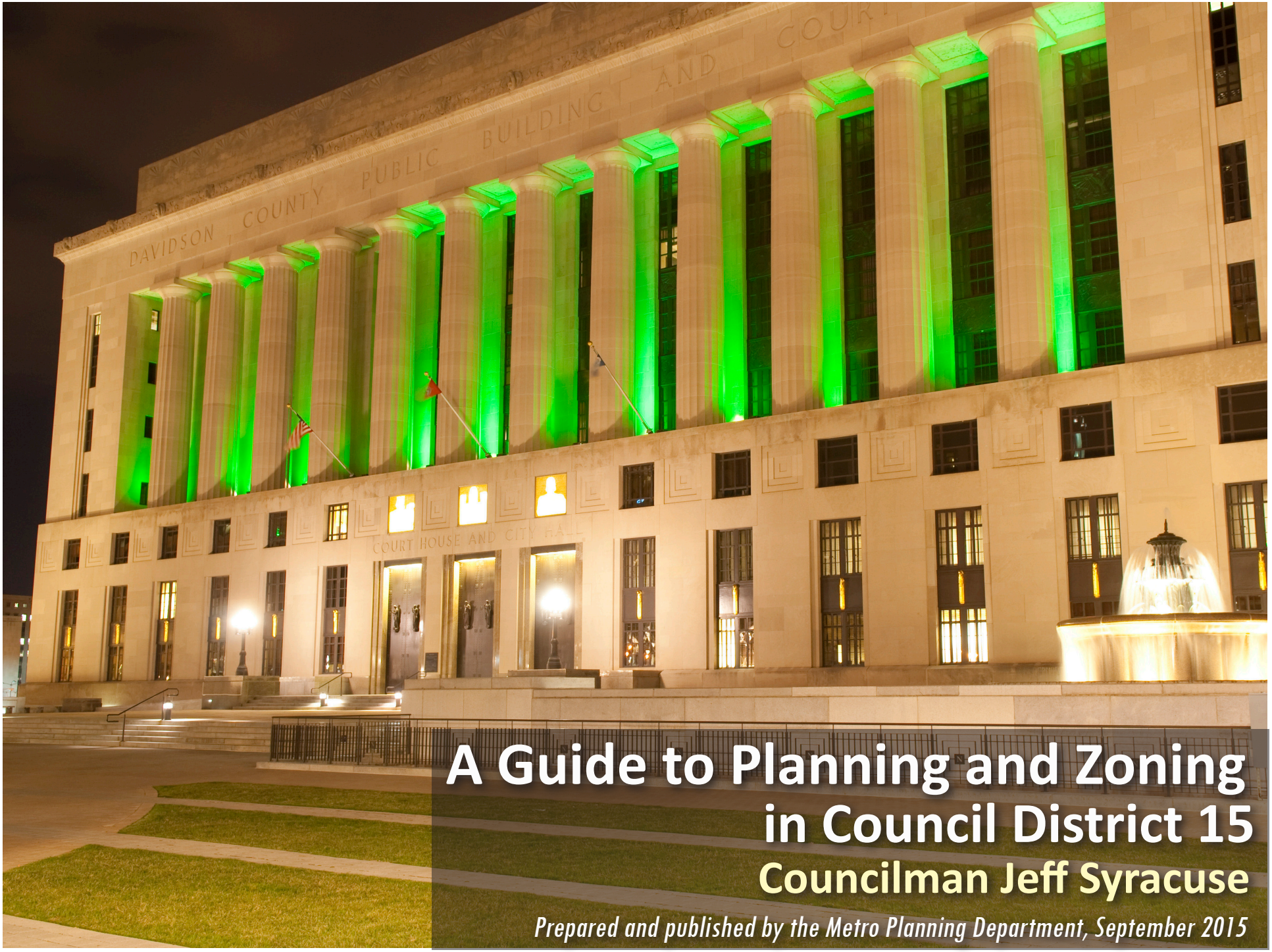

A Guide to Planning and Zoning in Council District 15

Councilman Jeff Syracuse

Prepared and published by the Metro Planning Department, September 2015

Table of Contents

Section 1: Roles and Responsibilities of the Planning Department and the Planning Commission
Pages 1-11

Section 2: NashvilleNext and Future Planning
Pages 12-21

Section 3: Land Development and Current Planning
Pages 22-29

Section 4: Current Information on Your District
Pages 30-40, 54

Section 5: Related Boards, Commissions, and Agencies
Pages 41-53

Our mission statement:

The Planning Department provides design guidance, reviews zoning and subdivision applications, and shapes public policy related to growth and development.
We are committed to proactive, community-based planning founded on public participation, and to the building of livable, sustainable communities.

NASHVILLE METROPOLITAN PLANNING DEPARTMENT
PLANNING A GREAT CITY

Staff & Contact Information

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The Nashville Area Metropolitan Planning Organization, or "MPO," is a federally designated regional transportation-planning agency which serves more than 1.5 million residents in nine Middle Tennessee counties. The MPO shares office space and administrative resources with the Planning Department.

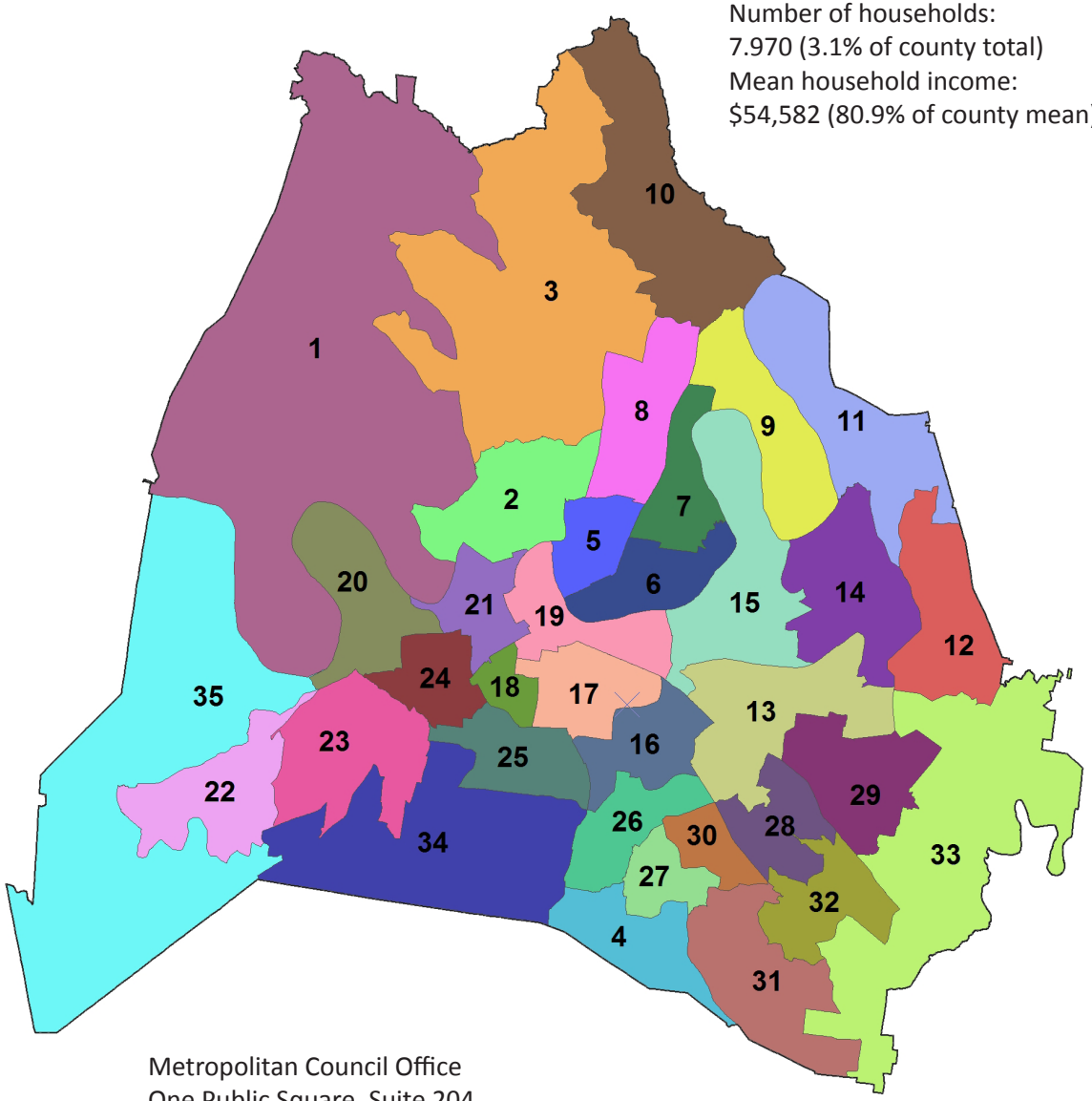
District 15

District 15 Population:
18,311 (2.9% of county total)
Number of households:
7.970 (3.1% of county total)
Mean household income:
$54,582 (80.9% of county mean)

2015 Councilmembers
At large:

John Cooper
Erica Gilmore
Sharon Hurt
Bob Mendes
Jim Shulman

1	*Loniel Greene, Jr.*
2	*DeCosta Hastings*
3	*Brenda Haywood*
4	*Robert Swope*
5	*Scott Davis*
6	*Brett Withers*
7	*Anthony Davis*
8	*Nancy VanReece*
9	*Bill Pridemore*
10	*Douglas Pardue*
11	*Larry Hagar*
12	*Steve Glover*
13	*Holly Huezo*
14	*Kevin Rhoten*
15	*Jeff Syracuse*
16	*Mike Freeman*
17	*Colby Sledge*
18	*Burkley Allen*
19	*Freddie O'Connell*
20	*Mary Roberts*
21	*Edward T. Kindall*
22	*Sheri Weiner*
23	*Mina Johnson*
24	*Kathleen Murphy*
25	*Russ Pulley*
26	*Jeremy Elrod*
27	*Davette Blalock*
28	*Tanaka Vercher*
29	*Karen Y. Johnson*
30	*Jason Potts*
31	*Fabian Bedne*
32	*Jacobia C. Dowell*
33	*Sam Coleman*
34	*Angie Henderson*
35	*Dave Rosenberg*



Metropolitan Council Office
One Public Square, Suite 204
P. O. Box 196300
Nashville, Tennessee 37219-6300
(615)862-6780

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?
Our **Land Development Division** handles zone changes, subdivision plats, other development applications and changes to development regulations. Our **Community Plans/Design Studio divisions** generate long-range community and transportation plans and consult on project design. Our **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 http://www.nashville.gov/Planning-Department/How-can-we-help-you/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 determine my exact district boundaries?
The Planning Department's "District Finder" online map includes Council, school board, and other districts. Just enter an address to see what district it's in. http://maps.nashville.gov/DistrictFinder/

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 meets on the second and fourth Thursday of each month, except for the second meeting in October. 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 you 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.)

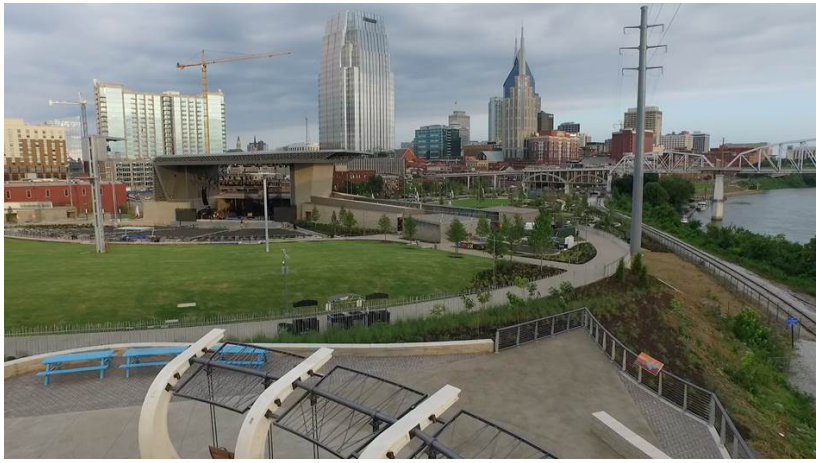
Those applications also appear on the Development Tracker interactive page at http://maps.nashville.gov/DevelopmentTracker/#. On the Friday before each

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, and 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.

Frequently Asked Questions



How can I find out whether an address is in my district?
That information is easily available on our online District Finder map at http://maps.nashville.gov/DistrictFinder/.

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 were updated during the NashvilleNext process. Those Community Plans include Community Character policies which 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 16 and 17.

Frequently Used Websites

Planning Department front page
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
http://maps.nashville.gov/propertykiva/site/main.htm

District Finder and other Planning Department interactive maps
https://www.nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx

Planning Commission meeting schedule and filing deadlines
http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/meetings/2015/2015%20MPC%20ScheduleRevised.pdf

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:
http://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings/Current-Year.aspx

Metropolitan Planning Department
Metro Office Building
800 Second Avenue South, PO Box 196300
Nashville, TN 37219-6300
https://www.nashville.gov/Planning-Department.aspx

About the 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.

We email new information twice weekly to more than 2000 development professionals, Councilmembers, and neighborhood leaders, and we constantly update our online presence through our own websites, publications, and social media.

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 is the result of nearly three years of public outreach and discussion. The Planning Commission approved NashvilleNext by a unanimous vote in June 2015.

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.

The 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
- Redistricting

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 2015

James T. McLean, Sr., Chairman
Greg Adkins, Vice-Chairman
Metropolitan Council representative
Mayor's representative
Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr
Hunter Gee
Jeff Haynes

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:
http://www.nashville.gov/Planning-Department/How-can-we-help-you/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 http://www.nashville.gov/Information-Technology-Services/Cable-Television-Services/Metro-3/Live-Streaming-Metro3.aspx.

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

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: http://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings/Current-Year.aspx

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: Our Community's Vision and Direction

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

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.

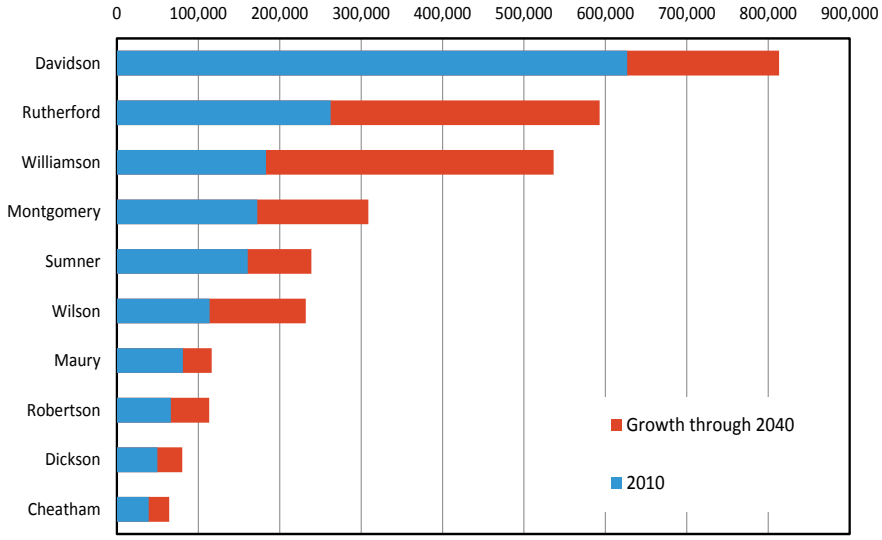
Work is now underway to accomplish the most pressing action items in NashvilleNext, including:

- 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

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. Progress on the plan's goals will be assessed annually, and amendments made as necessary.

Details and background information are on our NashvilleNext webpage at www.nashvillenext.net.

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.

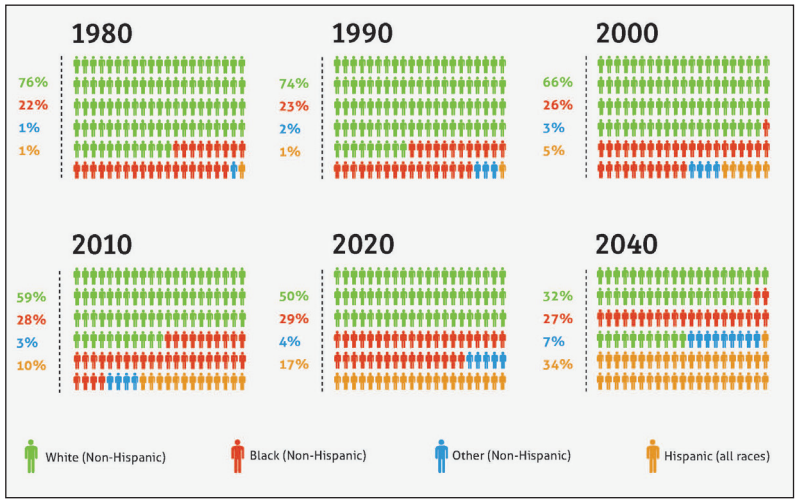
- Ensure opportunity for all
- Expand accessibility
- Create economic prosperity
- Foster strong neighborhoods
- Advance education
- Champion the environment
- Be Nashville

Key components of NashvilleNext

NashvilleNext provides guidance and direction to a variety of initiatives:

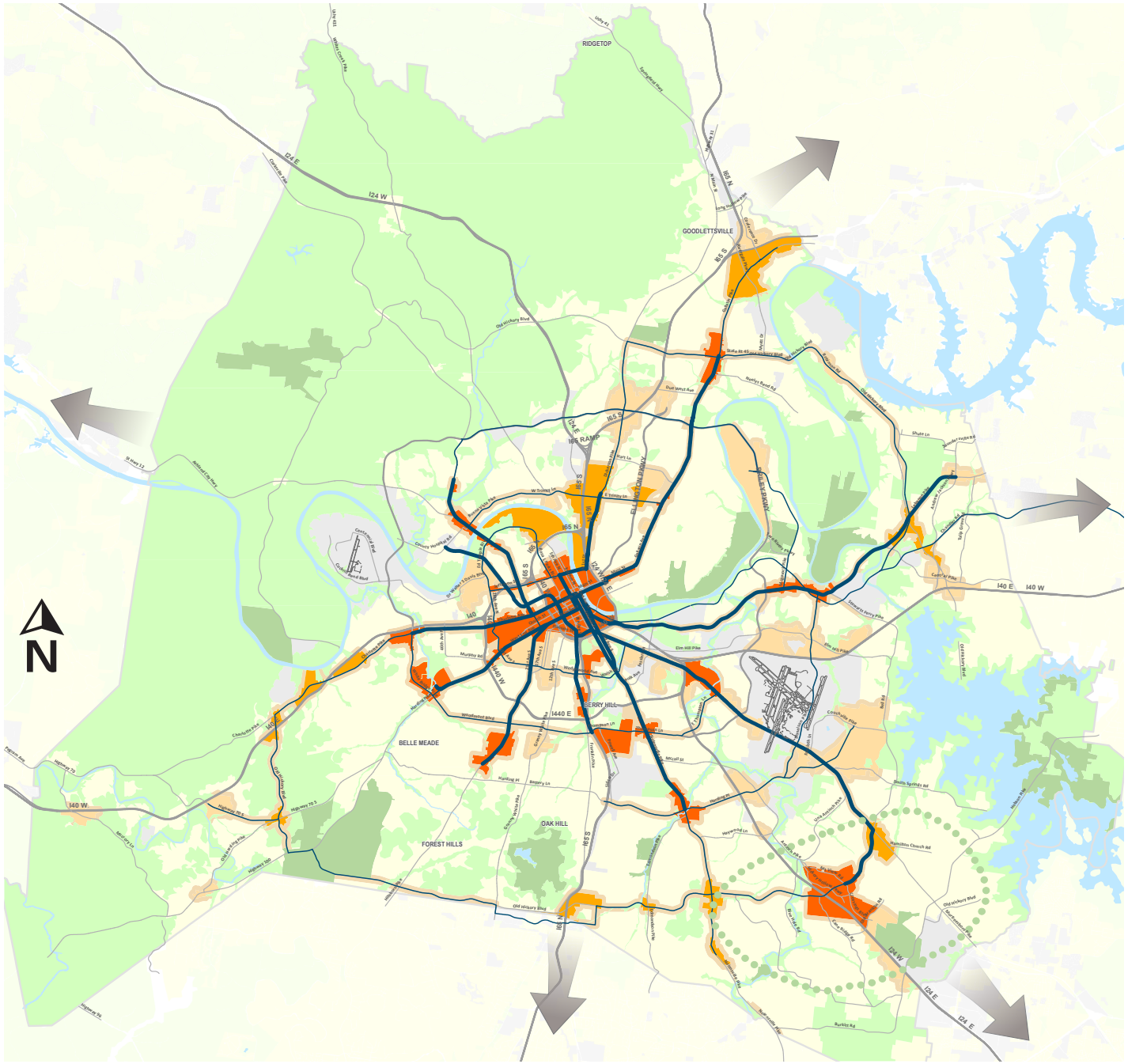
- Community Plans: shaping growth, progress, and preservation in specific areas of the county
- Access Nashville 2040: a comprehensive, multimodal transportation and accessibility plan
- The Major & Collector Street Plan: a comprehensive plan and implementation tool for guiding public and private investment 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: The Growth & Preservation Concept Map



The Growth and Preservation Concept Map reflects 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 "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

The Community Character Manual

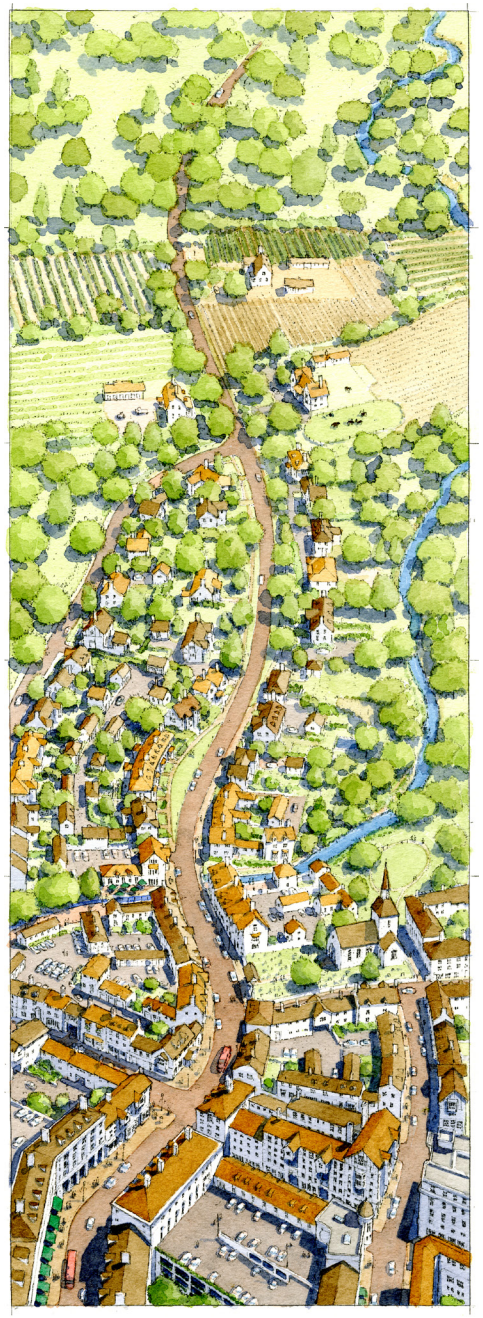
The Community Character Manual (CCM), approved unanimously by the Planning Commission in 2008 and last amended in 2015 with NashvilleNext, is the dictionary of all Community Character Policies that are used in community planning in Nashville and Davidson County. These policies guide decisions on zone changes, subdivisions, and infrastructure improvements.

The CCM has three main functions:

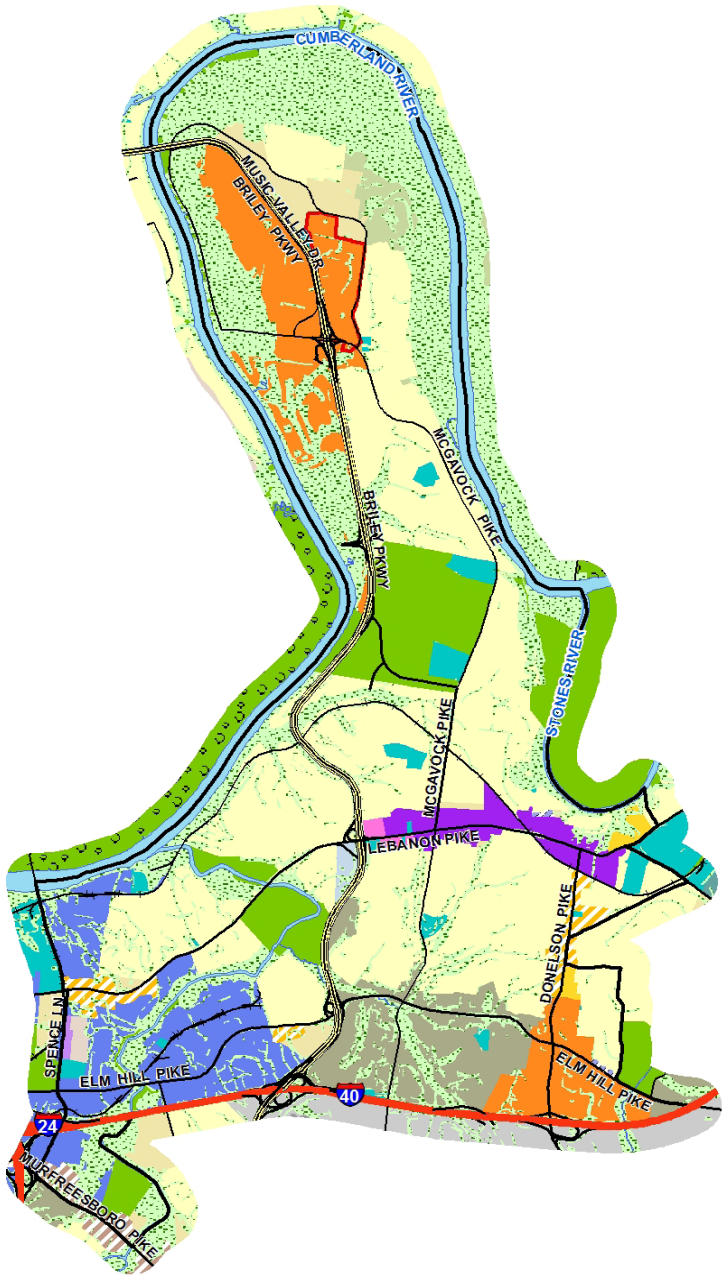
- Explain and institute the Community Character Policies that are applied in each Community Plan
- Provide direction for the creation of implementation tools, such as zoning
- Help shape the form and character of open space, neighborhoods, centers, corridors and districts within a community

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 different classifications. Those classifications, or "transect categories," 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 http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx.



Community Character Policies in District 15



- Special Policy Areas
- CI Civic
- CO Conservation
- D EC District Employment Center
- D I District Impact
- D IN District Industrial
- D OC District Office Concentration
- OS Open Space
- T2 RM Rural Maintenance
- T3 CC Suburban Community Center
- T3 CM Suburban Mixed Use Corridor
- T3 NC Suburban Neighborhood Center
- T3 NE Suburban Neighborhood Evolving
- T3 NM Suburban Neighborhood Maintenance
- T3 RC Suburban Residential Corridor
- T4 CC Urban Community Center
- T4 CM Urban Mixed Use Corridor
- T4 NC Urban Neighborhood Center
- T4 NM Urban Neighborhood Maintenance
- T4 RC Urban Residential Corridor
- TR Transition
- Water

Most of District 15 is located within the Donelson-Hermitage-Old Hickory Community. A small part of District 15 is located within the South Nashville Community. Those Community Plans are online at:
http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/Donelson-Hermitage-Old-Hickory.aspx
http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/South-Nashville.aspx

The Community Transect

Nashville-Davidson County is unique in that it includes natural and rural areas, a variety of distinctive suburbs, and urban communities, as well as a regional economic center (Downtown), all within its borders. The transect is a tool used to describe character and form in different areas of the county and to preserve the diversity and uniqueness of these areas.

Transect Category 1 - Natural
The county's least-developed areas, usually large expanses of publicly controlled, undisturbed open space, often including environmentally sensitive areas.

Transect Category 2 - Rural
Sparsely developed, with agriculture and low density residential as the primary uses.

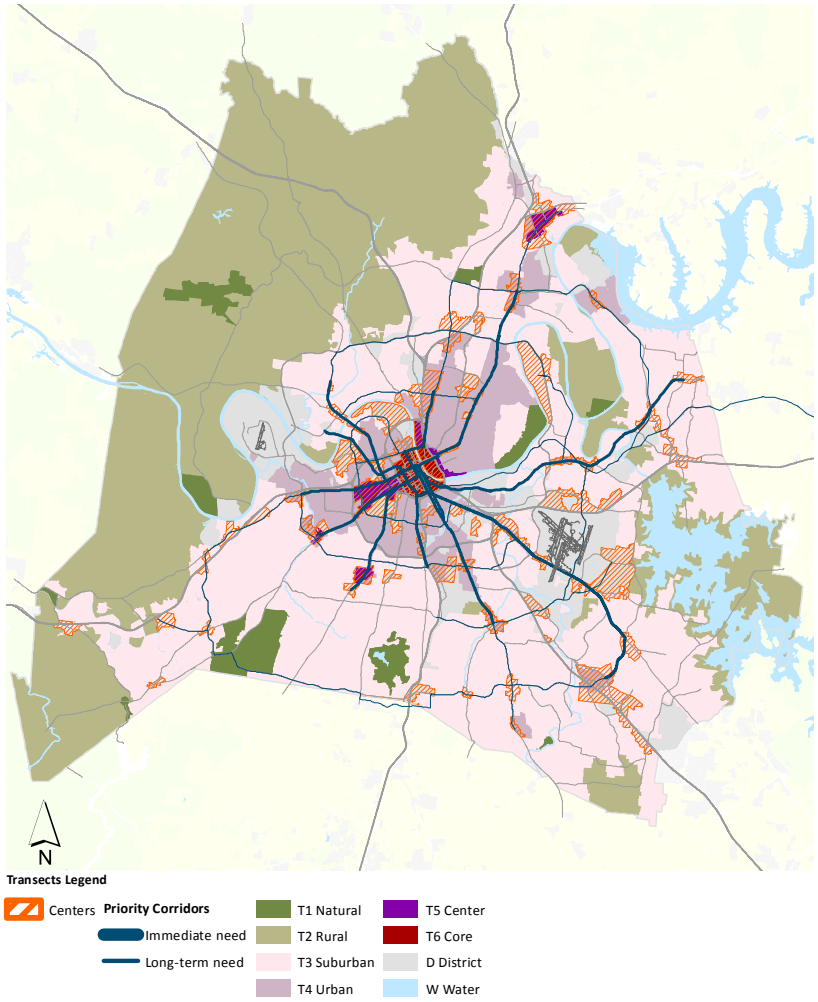
Transect Category 3 - Suburban
Transition from the least dense to more dense environments, located between urban and rural transect areas.

Transect Category 4 - Urban
Includes both historic, inner-ring neighborhoods and new neighborhoods intended for development in a more intense, urban fashion.

Transect Category 5 - Center
Intense, walkable, mixed use areas featuring employment, housing, services, and amenities which should be served by transit.

Transect Category 6 - Downtown
The city core; the center of commerce, arts, and government.

Transect Category D - District
Large areas which accommodate a single land use.



Nashville/Davidson County's transect, as updated with NashvilleNext in 2015

Community Plans

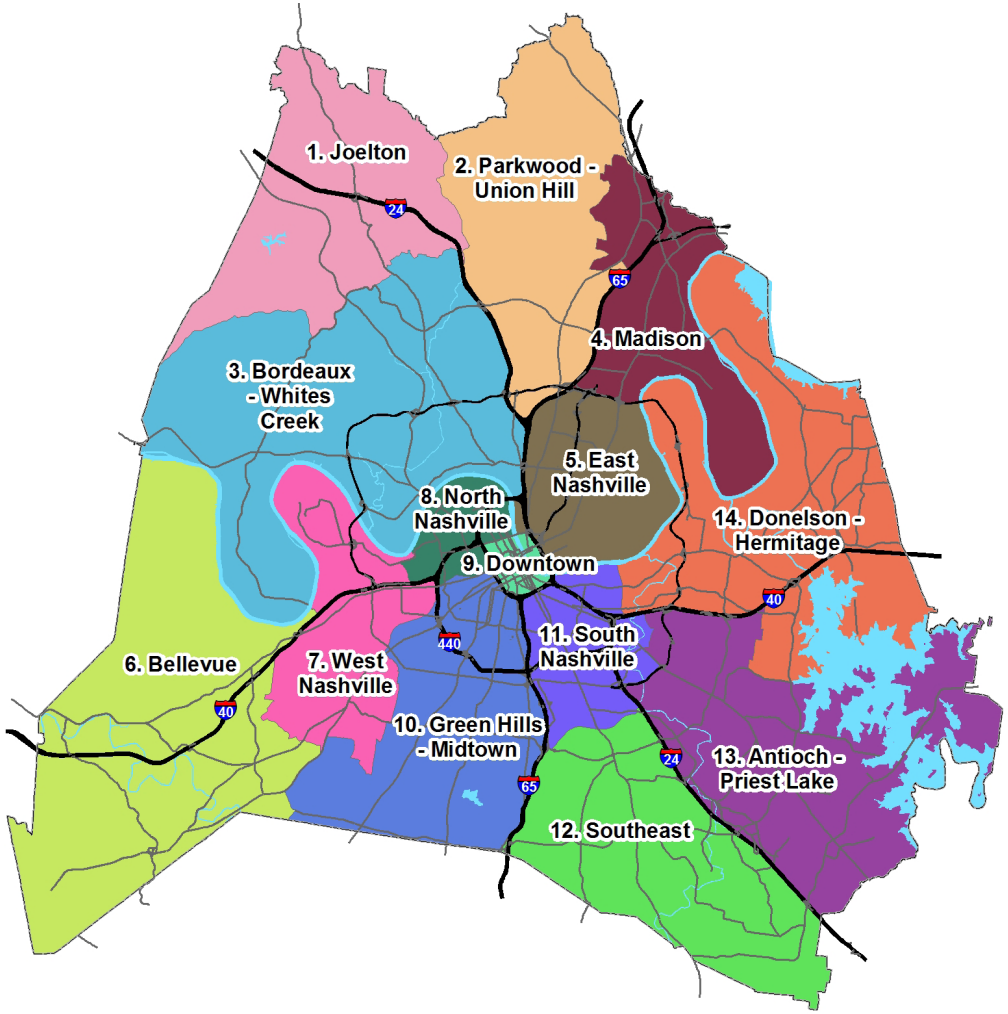
Metro Nashville-Davidson County's fourteen Community Plans are future planning documents adopted by the Metropolitan Planning Commission that describe the role each community plays in realizing the overall vision of the County - what residential, commercial, office and open space each community will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

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

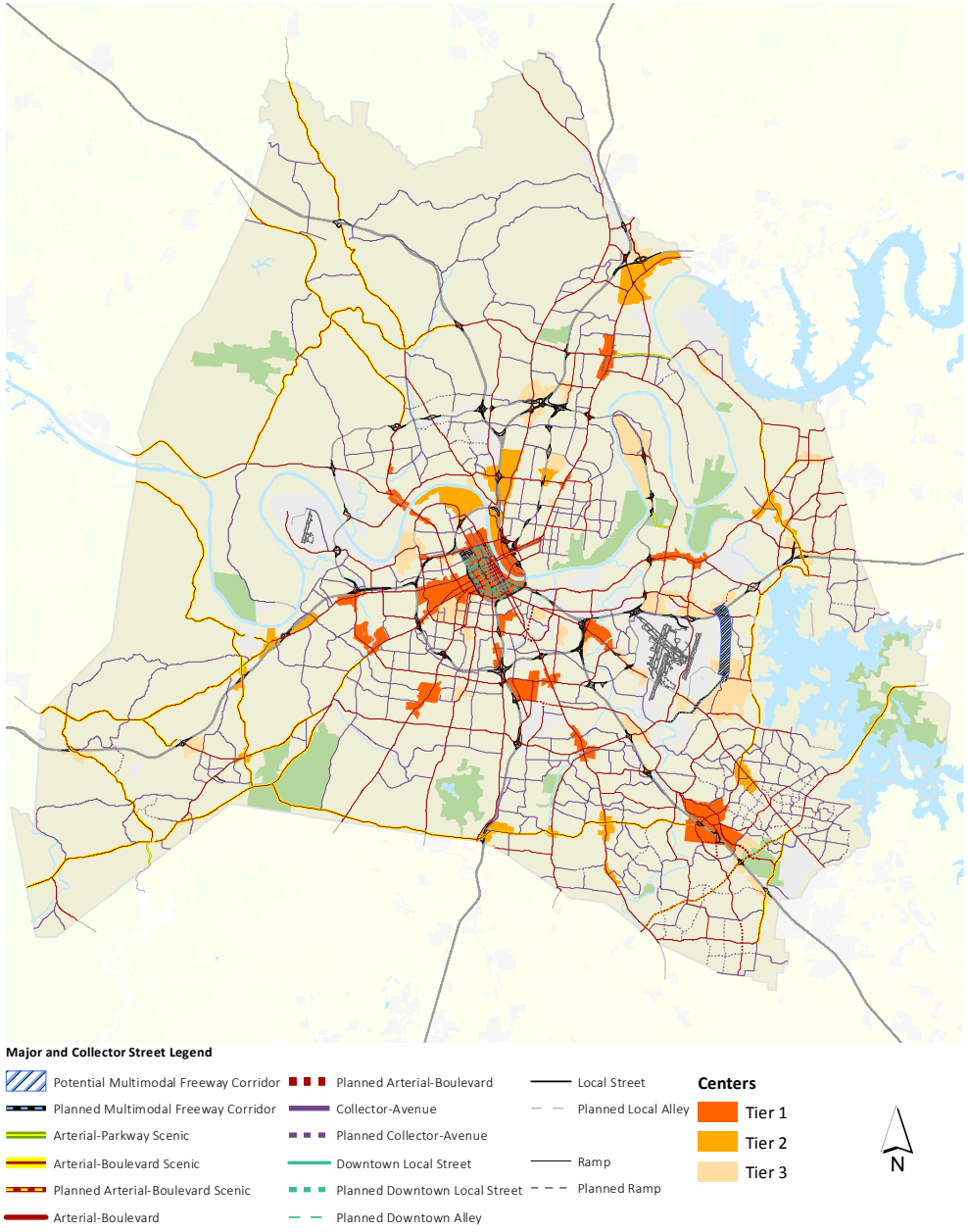
Each plan is guided by the Community Character Manual ("CCM"), a countywide document which provides direction, in alignment with NashvilleNext, for zoning and development decisions.

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

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



The Major & 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 http://maps.nashville.gov/MCSP/.

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

MCSP Priority Projects in District 15, Fall 2015

During NashvilleNext, Metro Planning worked with the community to study, develop, review, and prioritize multimodal transportation priorities that implement the NashvilleNext Growth & Preservation Concept Map.

That assessment includes both countywide "Critical Needs" and local "Community Priorities."

Transportation needs in each council district outpace Metro funds, so countywide Critical Needs projects should receive the highest consideration in developing the annual Capital Improvements Budget (CIB), since they meet the critical planning goals shaped by residents in NashvilleNext.

Details of the projects described below are included in Access Nashville 2040, Volume V of NashvilleNext - a comprehensive transportation plan for Nashville and Davidson County.

http://www.nashville.gov/Government/NashvilleNext/Access-Nashville-2040.aspx

Critical Needs in District 15 include:

- Gateway to Donelson sidewalks and streetscaping along Lebanon Pike (Project W10 on page 98 in Access Nashville 2040, the entire document is linked above)
- Mill Creek Greenway from Antioch to Donelson (Project B1, page 108)

Community Priorities in District 15 include:

- Elm Hill Pike Sidewalks from Briley Parkway to Donelson Pike (Project W11, page 98)
- Lebanon Pike Protected Bikeway from Mill Creek Greenway to Donelson YMCA (Project B10, page 108)
- McGavock Pike Multi-USe Path from Lebanon Pike to Stones River Greenway (Project B11, page 108)
- Peeler Park Greenway Bridge to Stones River Greenway (Project B12, page 108)
- Opry Mills Greenway Connector to Stones River Greenway (Project B13, page 108)
- Murfreesboro Pike Multi-Use Path from Mill Creek Greenway to Lafayette Street (Project B35, page 111)
- Stewarts Ferry Pike Widening from I-40 to Lebanon Pike (Project S6, page 121)

The Metro Transit Authority is developing a new Strategic Plan, "nMotion 2015," which will identify mass transit priorities to supplement the existing list.

Planning and the Capital Improvement Budget (CIB)

Under the Metropolitan Charter, the Planning Commission is responsible for annually preparing a list of recommended capital improvements to be made in the next six years. The list must be submitted to the Council sixty days before the budget year begins on July 1. Those capital projects include any building, structure, work, or improvements with a life over 5 years and a cost greater than $50,000.

Major categories of capital projects include:

- Transportation (roads, transit facilities and equipment, sidewalks, bike lanes, greenways)
- Schools, parks, libraries, and community centers
- Infrastructure - for example, water and sewer lines and stations
- Public buildings and facilities
- Major equipment purchases, such as IT or facilities for General Hospital
- Major planning efforts

In light of the new NashvilleNext long-range plan, and under the guidance of the Metropolitan Charter, the Planning Department, in cooperation with the Finance Department, is working to improve the capital planning process to promote efficient spending, transparency, and alignment with long-term community goals. The Planning Department has set four major goals for improving the process:

- Identify opportunity for efficiencies
- Increase transparency
- Promote long-term planning
- Align with NashvilleNext growth and preservation priorities

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

Housing Affordability

Both the Metropolitan Council and the thousands of local participants who contributed to the NashvilleNext process have identified housing affordability as a key factor in our future growth and livability. The Council has also directed the Planning Department to take the lead in the preparation of new regulations and tools aimed at ensuring that housing is attainable to every Nashvillian, at every income level.

The Planning Department is currently working with a consultant team which will conduct a feasibility study to identify appropriate policy direction. The Planning Department will also work closely with the Metro Council, housing advocates, the development industry, and the business community to ensure their inclusion in the policy process.

The feasibility study will guide the Planning Department in creating regulations and tools. The Planning Commission will make recommendations to the Metro Council on those regulations and tools.

Planning Department staff contact:
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carrie.logan@nashville.gov
(615)862-7189

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 website:
http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Urban-Design-Overlay.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.

Community plans

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. If the change is considered to be a major change, staff will coordinate with the district Councilmember to schedule a community meeting before the item is presented to the Planning Commission for consideration.

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)

**Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods.*
Uses and density are identical to their companion districts.

- 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)

**Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods.*

Uses and density are identical to their companion districts.

What does each zoning district allow?

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)

**Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods.*
Uses and density are identical to their companion districts.

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 http://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 http://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 http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Urban-Design-Overlay.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 http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Institutional-Overlay.aspx.

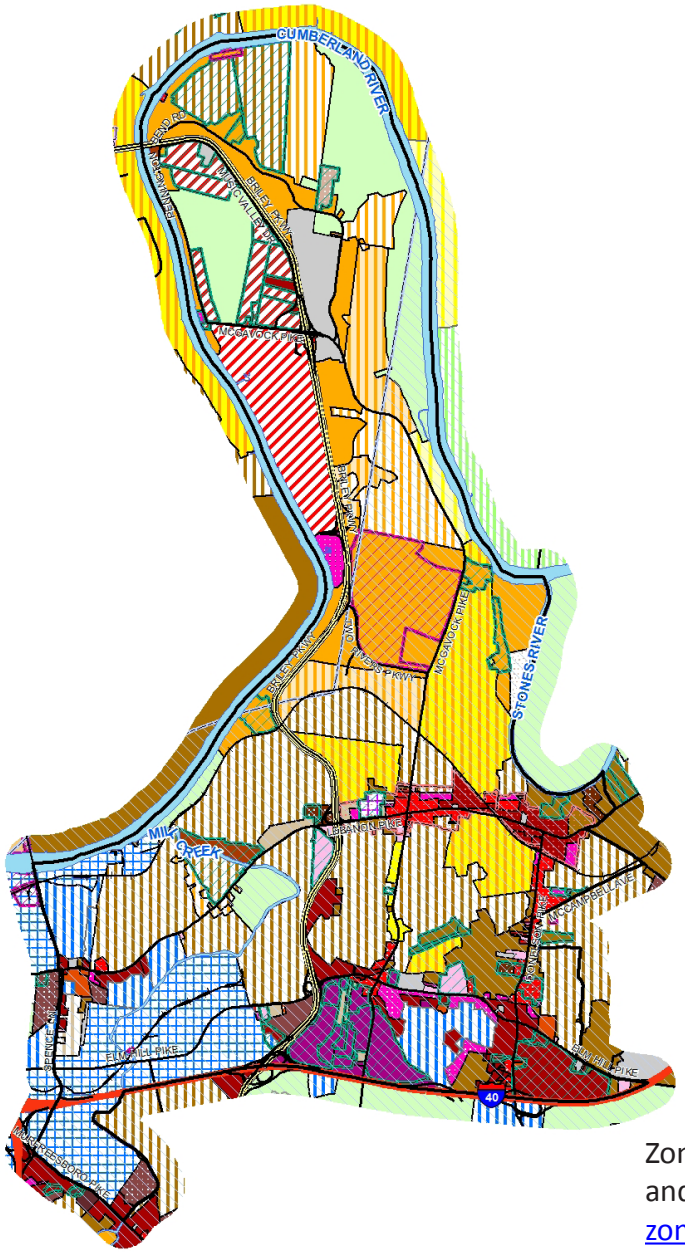
The **Contextual Overlay** limits height, footprint, and placement of construction to maintain context with existing, surrounding structures. This overlay requires community consensus and Councilmember support.

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

Zoning in District 15



Airport Impact Overlay
Bed and Breakfast Overlay
Historic Preservation District Overlay
Institutional Overlay
Landmark Overlay
Neighborhood Conservation District
Neighborhood Landmark
Planned Unit Developments
Urban Design Overlay
Urban Zoning Overlay
AG
AR2a; AR2A
CA
CL
CN
CS
IG
IR
IWD
MUG; MUG-A
MUL; MUL-A
MUN; MUN-A
OG
OL
ON
OR20; OR20-A
OR40; OR40-A
ORI; ORI-A
R10
R15
R20
R5
R8
RM15; RM15-A
RM2
RM20; RM20-A
RM4
RM40; RM40-A
RM6
RM9; RM9-A
RS10
RS15
RS20
RS3.75
RS30
RS40
RS5
RS7.5
RS80
SCC
SCN
SCR
SP

Zoning categories are explained on pages 26-29, and online at http://www.nashville.gov/Planning-Department/Re-zoning-Subdivision/What-your-zoning-allows.aspx

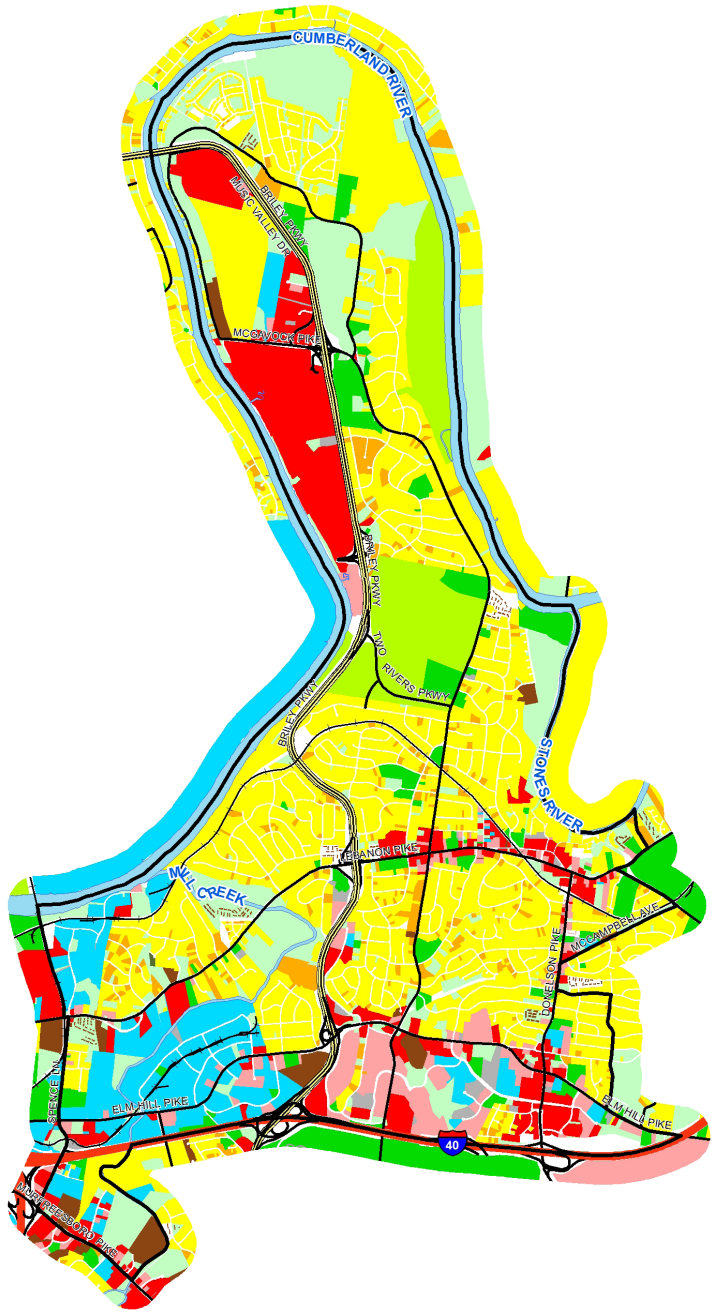
Council District 15

Zoning Category	District	Parcels	% of District	Acres	% of District	Appraised Value	% of District
Agricultural	AR2A	17	0.2%	768	10.4%	$6,676,419	0.2%
Commercial	CA	56	0.7%	597	8.0%	$966,475,492	29.6%
	CL	187	2.3%	118	1.6%	$91,096,560	2.8%
	CN	1	0.0%	1	0.0%	$352,300	0.0%
	CS	254	3.1%	339	4.6%	$289,124,940	8.9%
Industrial	IR	195	2.4%	737	9.9%	$275,162,850	8.4%
	IWD	61	0.8%	283	3.8%	$105,268,700	3.2%
Mixed Use	MUG	4	0.0%	46	0.6%	$5,158,600	0.2%
	MUL	132	1.6%	29	0.4%	$32,188,900	1.0%
	MUN	1	0.0%	1	0.0%	$286,900	0.0%
Office	OL	20	0.2%	56	0.8%	$44,885,200	1.4%
	ON	11	0.1%	8	0.1%	$5,057,400	0.2%
	OR20	99	1.2%	107	1.4%	$69,362,400	2.1%
	ORI	45	0.6%	208	2.8%	$310,754,000	9.5%
Residential	R10	451	5.6%	154	2.1%	$57,077,000	1.7%
	R15	680	8.4%	882	11.9%	$103,827,002	3.2%
	R20	28	0.3%	24	0.3%	$3,214,300	0.1%
	R8	51	0.6%	43	0.6%	$17,300,400	0.5%
	RM15	1	0.0%	24	0.3%	$19,094,300	0.6%
	RM2	1	0.0%	39	0.5%	$45,400	0.0%
	RM20	4	0.0%	41	0.6%	$17,997,600	0.6%
	RM4	1	0.0%	19	0.3%	$2,170,700	0.1%
	RM9	151	1.9%	17	0.2%	$21,470,100	0.7%
	RS10	3,758	46.3%	1,181	15.9%	$453,100,529	13.9%
	RS15	693	8.5%	421	5.7%	$100,754,606	3.1%
	RS20	759	9.3%	674	9.1%	$148,608,600	4.6%
	RS30	349	4.3%	351	4.7%	$67,620,400	2.1%
	RS40	34	0.4%	58	0.8%	$7,096,100	0.2%
	RS7.5	55	0.7%	17	0.2%	$5,093,900	0.2%
Shopping	SCC	1	0.0%	16	0.2%	$13,124,100	0.4%
Specific Plan	SP	25	0.3%	161	2.2%	$24,693,260	0.8%
		8,125		**7,420**		**$3,264,138,958**	

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 15



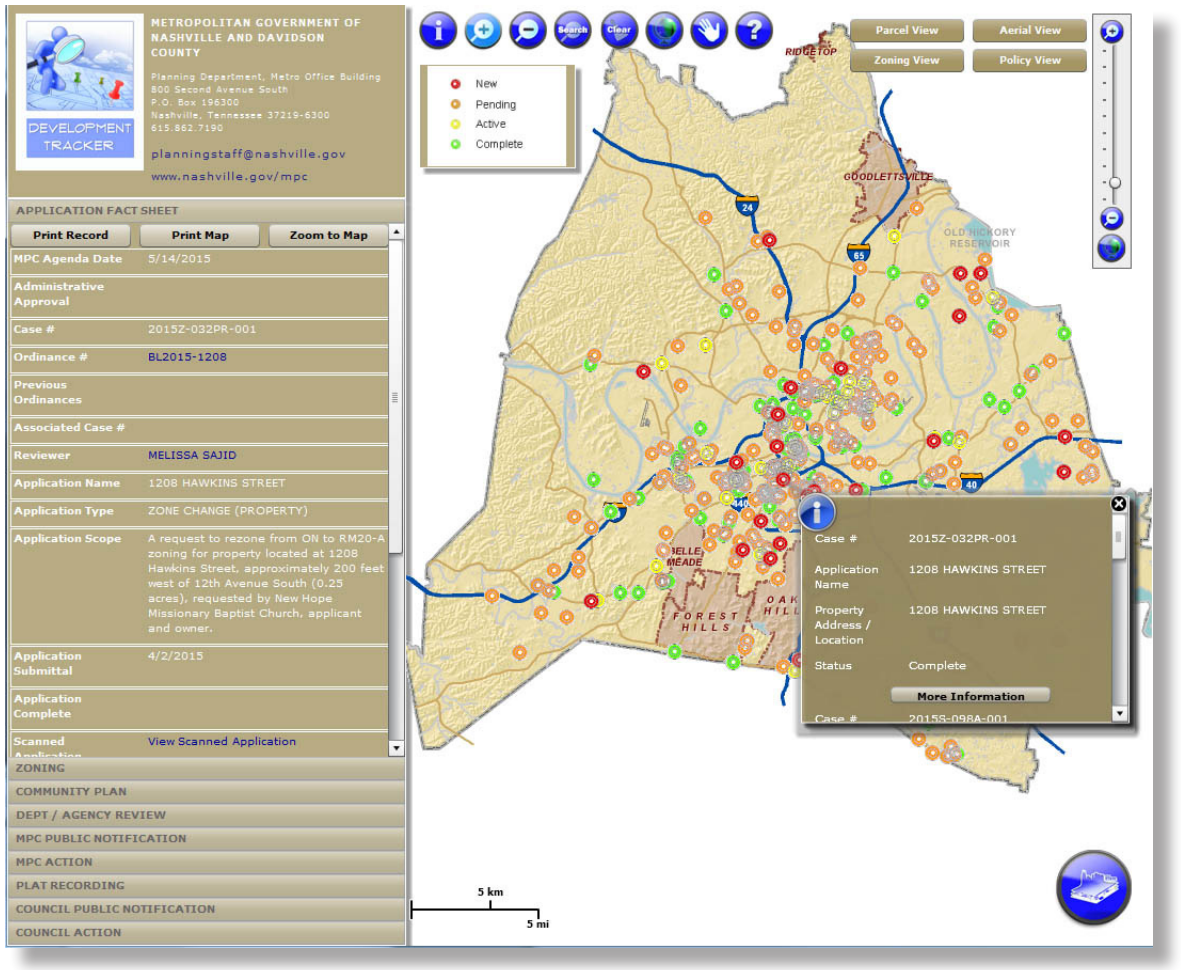
- Auto Parking
- Commercial
- Community, Institutional or Utility
- Industrial
- Office or Medical
- Park or Golf Course
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit +
- Residential - Nonhousehold
- Vacant or Farm
- No Code

Council District 15

Landuse Description	Code	Parcels	% of District	Acres	% of District	Appraised Value	% of District
PARK OR RECREATION	001	4	0.0%	374	5.0%	$1,525,700	0.0%
VACANT RESIDENTIAL LAND	010	363	4.5%	466	6.3%	$6,719,129	0.2%
SINGLE FAMILY	011	5,686	70.0%	2,312	31.2%	$809,905,620	24.8%
DUPLEX	012	272	3.3%	161	2.2%	$33,162,900	1.0%
VACANT COMMERCIAL LAND	020	129	1.6%	279	3.8%	$36,941,500	1.1%
ENCLOSED MALL	028	1	0.0%	124	1.7%	$225,210,000	6.9%
OFFICE BLDG (ONE OR TWO STORIES)	032	107	1.3%	205	2.8%	$135,485,100	4.2%
OFFICE BLDG (3 OR MORE STORIES)	033	20	0.2%	148	2.0%	$266,828,100	8.2%
APARTMENT: LOW RISE (BUILT SINCE 1960)	038	16	0.2%	118	1.6%	$98,103,400	3.0%
PARKING LOT	048	38	0.5%	70	0.9%	$16,786,100	0.5%
GOLF COURSE/DRIVING RANGE	057	1	0.0%	216	2.9%	$4,000,000	0.1%
HOTEL/MOTEL	059	47	0.6%	349	4.7%	$842,549,592	25.8%
SMALL WAREHOUSE	064	31	0.4%	68	0.9%	$25,361,600	0.8%
VACANT INDUSTRIAL LAND	070	22	0.3%	104	1.4%	$5,969,400	0.2%
LIGHT MANUFACTURING	071	31	0.4%	126	1.7%	$54,017,300	1.7%
BUSINESS CENTER	075	23	0.3%	132	1.8%	$85,379,940	2.6%
TERMINAL/DISTRIBUTION WAREHOUSE	077	59	0.7%	270	3.6%	$121,048,500	3.7%
VACANT RURAL LAND	080	19	0.2%	268	3.6%	$1,388,760	0.0%
SINGLE FAMILY	081	6	0.1%	499	6.7%	$2,307,961	0.1%
CHURCH	091	33	0.4%	147	2.0%	$57,260,400	1.8%
SCHOOL OR COLLEGE	093	11	0.1%	133	1.8%	$20,520,000	0.6%
		6,919	85.2%	6,569	88.5%	$2,850,471,002	87.3%

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.

Tools: Online Maps and 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.

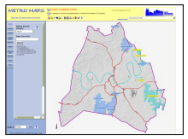
There's a link on the Planning Department front page at http://www.nashville.gov/Planning-Department.aspx, or you can access the Tracker directly:

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

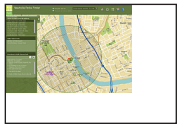
Exportable mailing lists centered on specific parcels

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

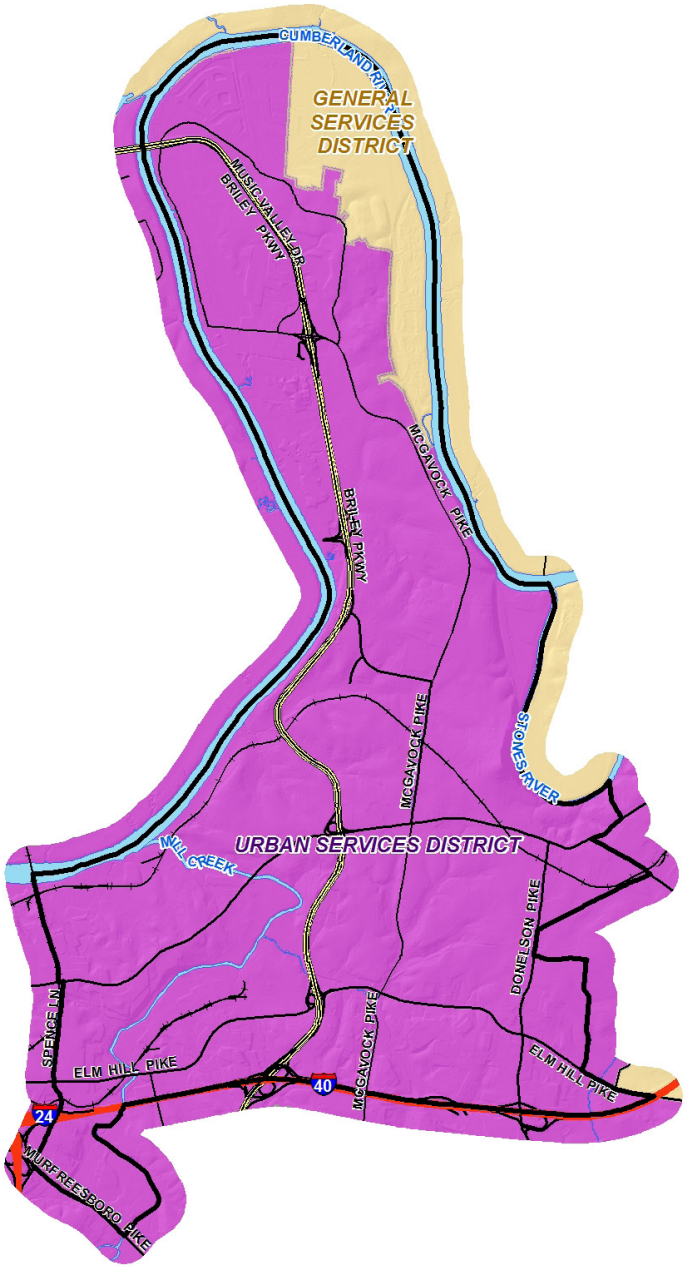
Guides users to parks and recreational opportunities

USD and 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.



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:
http://www.nashville.gov/Planning-Department/Community-Planning-Design/Neighborhoods.aspx

Mayor's Office of Neighborhoods:
http://www.nashville.gov/Mayors-Office/Priorities/Neighborhoods.aspx
(615)862-6000

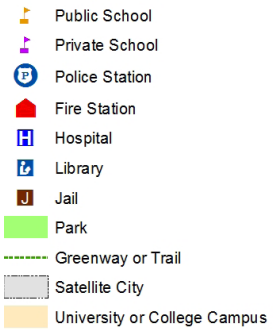
Civic Services and Public Safety in District 15

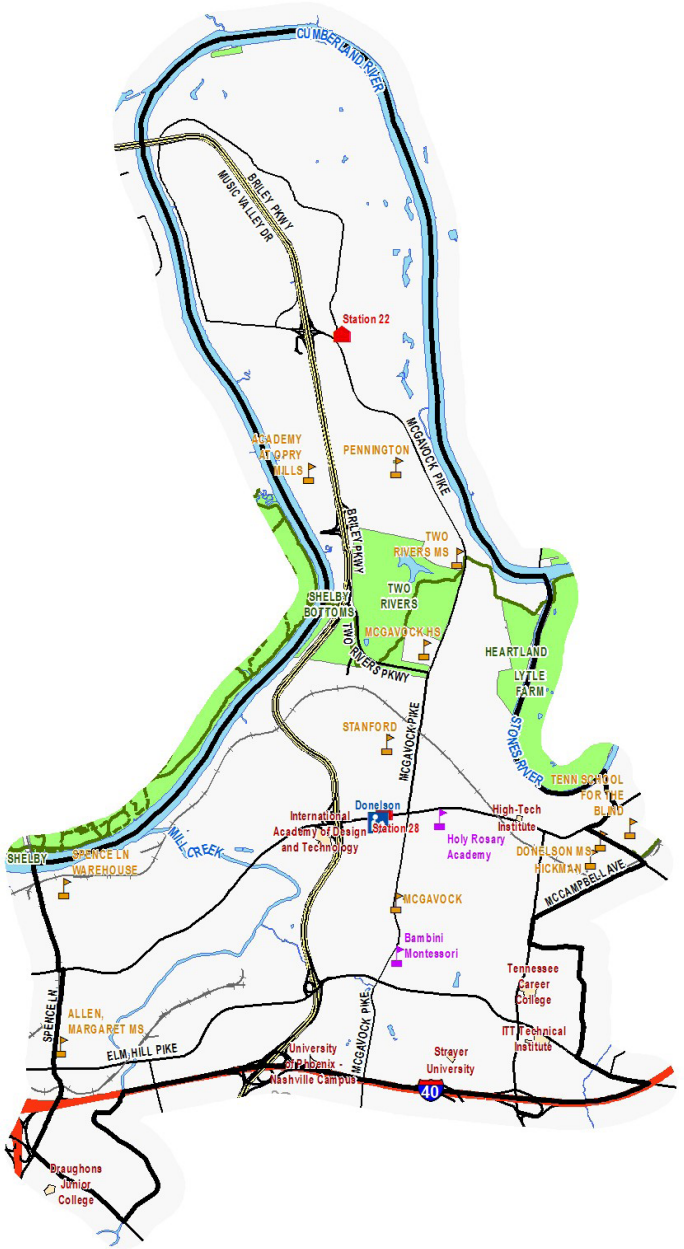
Metropolitan Police Department
Chief Steve Anderson
chief@police.nashville.org
http://www.police.nashville.org/
(615)862-8600

Metropolitan Fire Department
Chief Ricky White
ricky.white@nashville.gov
http://www.nashville.gov/Fire-Department.aspx
(615)862-5424

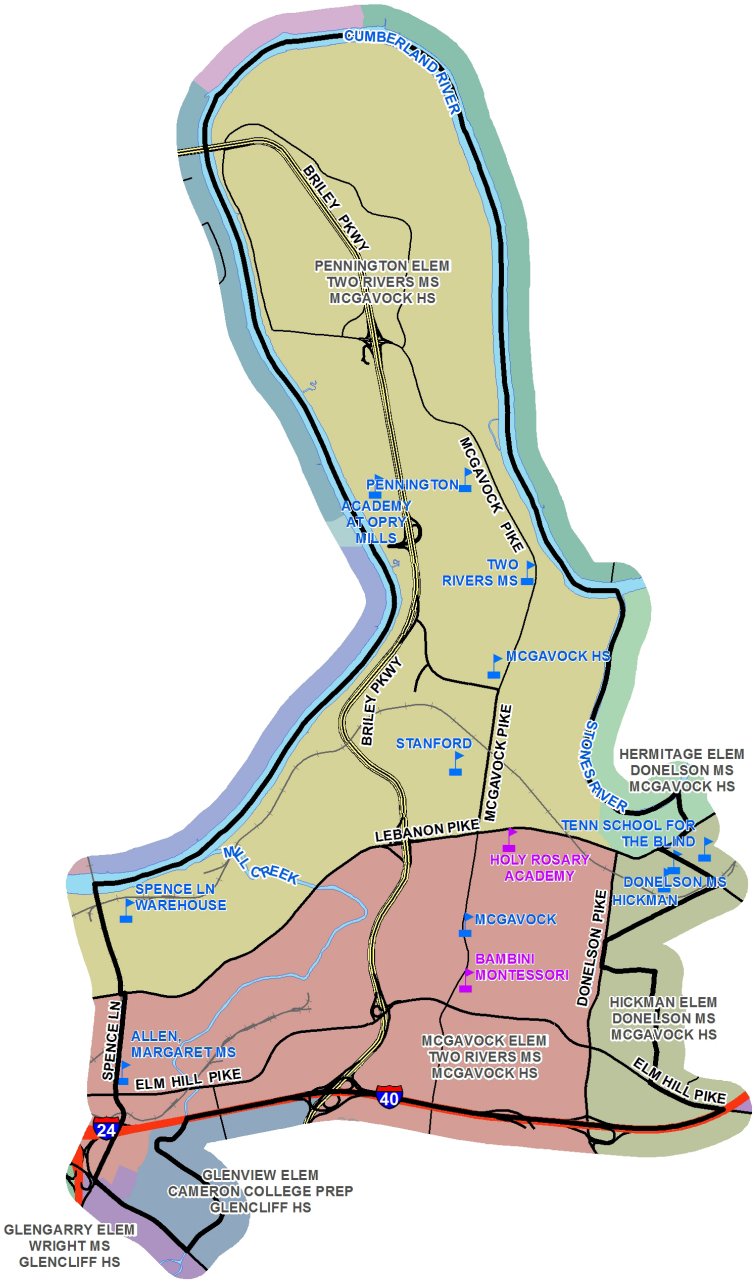
Department of Parks & Recreation
Tommy Lynch, director
tommy.lynch@nashville.gov
www.nashville.gov/parks/
(615)862-8400

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





School Attendance Zones in District 15



Board of Education members:

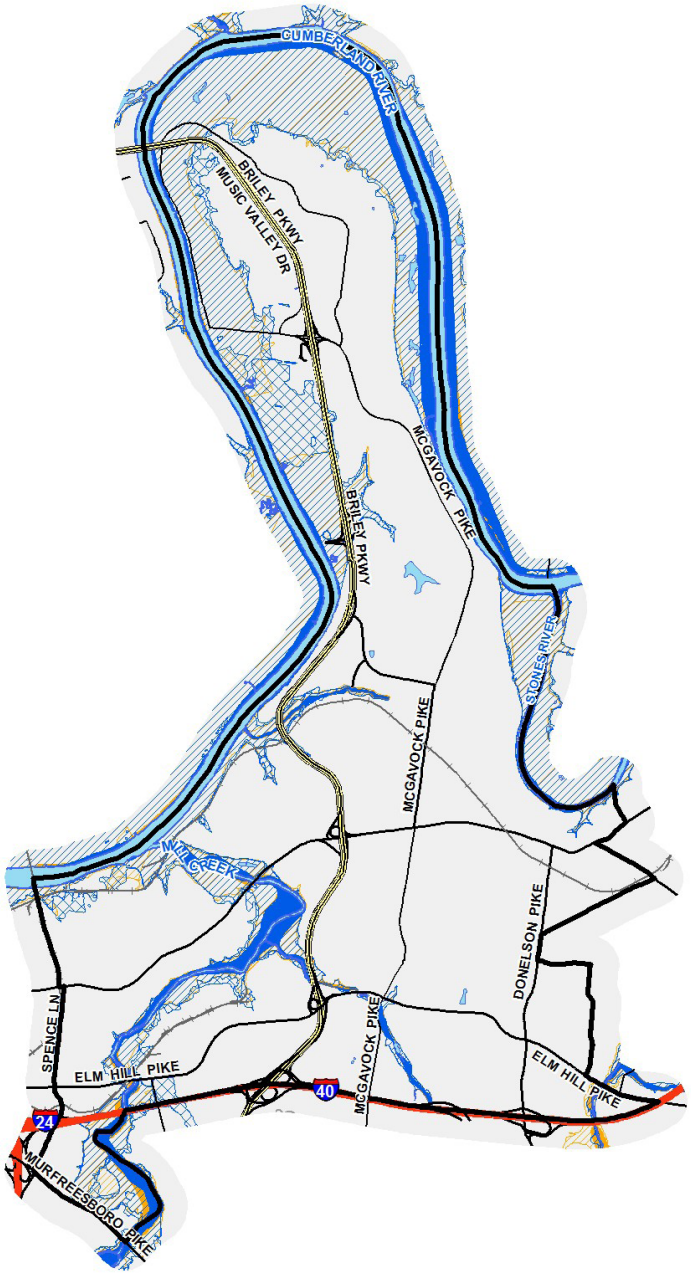
District 1:	Sharon Gentry, chair
District 2:	Dr. Jo Ann Brannon
District 3:	Jill Speering
District 4:	Anna Shepherd
District 5:	Elissa Kim, vice-chair
District 6:	Tyese Hunter
District 7:	Will Pinkston
District 9:	Mary Pierce
District 9:	Amy Frogge

Metropolitan Public Schools
Chris Henson, acting director
chris.henson@mnps.org
www.mnps.org
(615)259-8421

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

District 15 is located entirely within Board of Education District 4, represented by Anna Shepherd, and includes three of Metro's 170 public schools.

Floodplain/Floodways in District 15



FEMA Floodplain and Floodway

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway

Local Floodplain and Floodway

- 100 Year Floodplain
- 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 am 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
Lance Wagner
Slade Sevier
Monte Turner

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

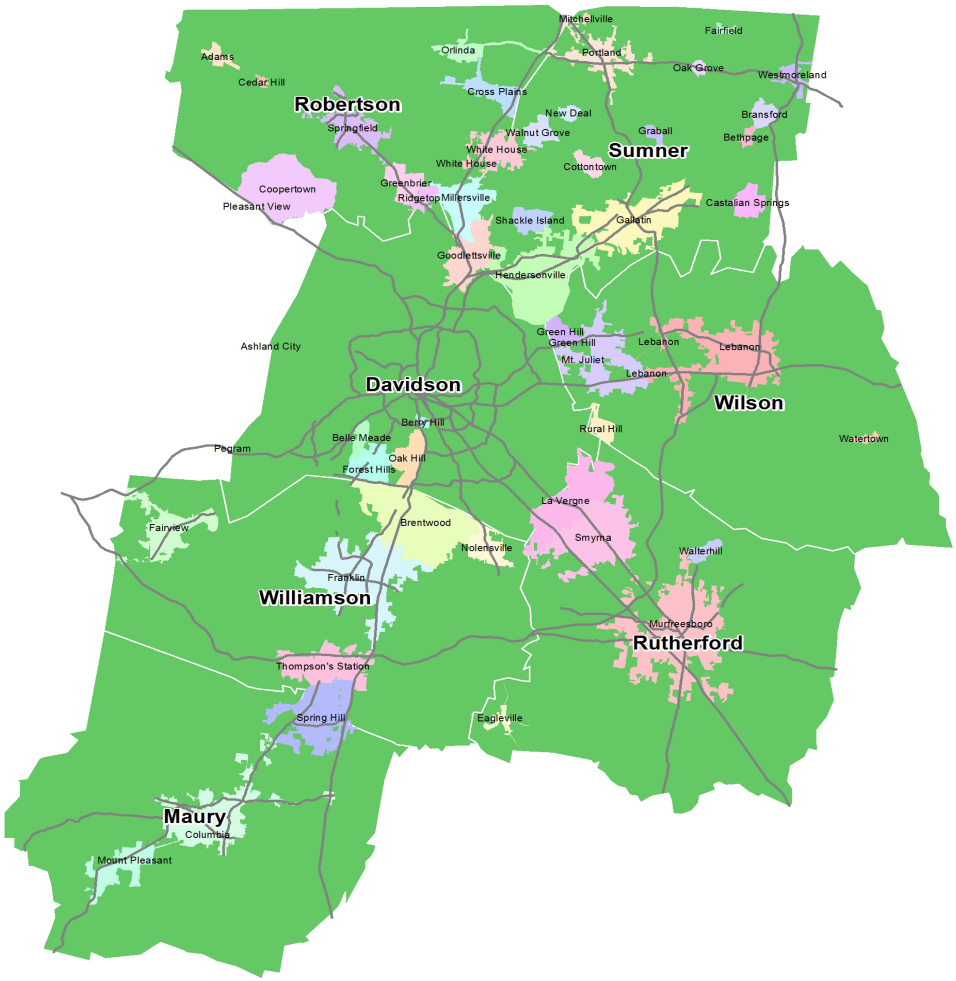
Metropolitan Planning Organization (MPO)

Regional Transportation Planning

The Nashville Area MPO is a federally-designated transportation planning agency which serves over 1.5 million residents in Davidson, Rutherford, Sumner, Williamson, Wilson, Maury, and Robertson counties; it leads development of the region's long and short range transportation plans.

The MPO is housed in the Planning Department offices in the Metro Office Building at 800 Second Avenue South. The MPO oversees planning, allocates Federal funds for regional transportation needs, and serves as a partnership between local, state and Federal transportation officials, transit agencies, the business community, and citizens and stakeholders across the multi-county planning area.

Similar MPOs exist throughout the United States in all urbanized areas of more than 50,000 people, and have authority to plan, prioritize, and select transportation projects in urban and metropolitan areas for federal funding and to coordinate any major transportation initiative that has significance to the region.



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/

MPO Executive Board Members

In accordance with the MPO charter, the Executive Board is made up of public officeholders from cities and counties within the MPO's service area, in addition to two Federal highway officials who participate but cannot vote.

The MPO board meets at 9 am on the third Wednesday of each month in the meeting room of MTA's Central Station at 400 Charlotte Avenue.

Board Officers

Kenneth Wilber, Chairman
Mayor, City of Portland

Randall Hutto, Vice-Chairman
Mayor, Wilson County

Michael Skipper, AICP, Secretary
Executive Director, Nashville Area MPO

Members

- Mayor, Metro Nashville-Davidson County (Megan Barry)
- Vice-Mayor, Metro Nashville-Davidson County (David Briley)
- Mayor, Maury County (Charlie Norman)
- Mayor, Robertson County (Howard Bradley)
- Mayor, Rutherford County (Ernest Burgess)
- County Executive, Sumner County (Anthony Holt)
- Mayor, Williamson County (Rogers Anderson)
- Mayor, City of Brentwood (Regina Smithson)
- Mayor, City of Columbia (Dean Dickey)
- Mayor, City of Fairview (Patti Carroll)
- Mayor, City of Franklin (Ken Moore)
- Mayor, City of Gallatin (Paige Brown)
- Mayor, City of Goodlettsville (John Coombs)
- Mayor, City of Greenbrier (Bonnette Dawson)
- Mayor, City of Hendersonville (Scott Foster)
- Mayor, City of La Vergne (Dennis Waldron)
- Mayor, City of Lebanon (Philip Craighead)
- Mayor, City of Millersville (Timothy Lassiter)
- Mayor, City of Mt. Juliet (Ed Hagerty)
- Mayor, Town of Nolensville (Jimmy Alexander)
- Mayor, City of Murfreesboro (Shane McFarland)
- Mayor, Town of Smyrna (Mary Ester Reed)
- Mayor, City of Springfield (Billy Paul Carneal)
- Mayor, City of Spring Hill (Rick Graham)
- City Administrator, City of White House (Gerald Herman)
- President and CEO, Nashville MTA (Steven Bland)
- Deputy Director, Greater Nashville Regional Council (Tim Roach, AICP)
- Governor, State of Tennessee (Bill Haslam)
- Tennessee Division Administrator, Federal Highway Administration (Pamela Kordenbrock)
- Region IV Administrator, Federal Transit Administration (Dr. Yvette Taylor)

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

Chris Whitson, chair
Richard P. King, vice-chair
Cynthia Chappell
David Ewing
David Harper
Christina Karpynec
David Taylor

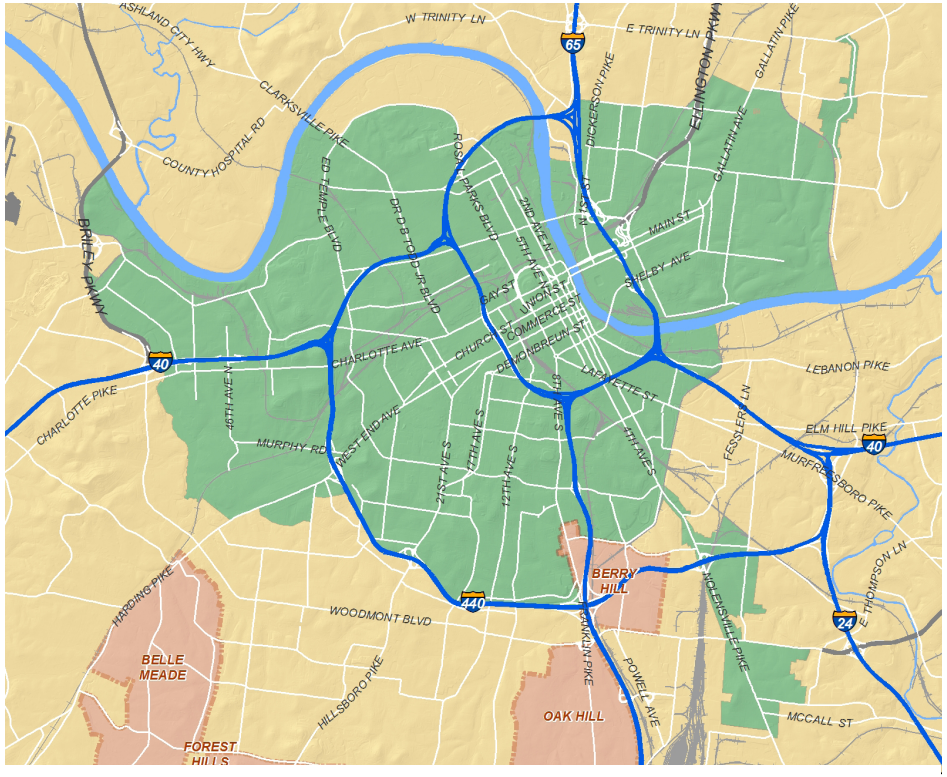
Metro Codes staff

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

Jon Michael, deputy
(615)862-6657
jon.michael@nashville.gov

http://www.nashville.gov/codes/
(615)862-6500

Urban Zoning Overlay (UZO)



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.

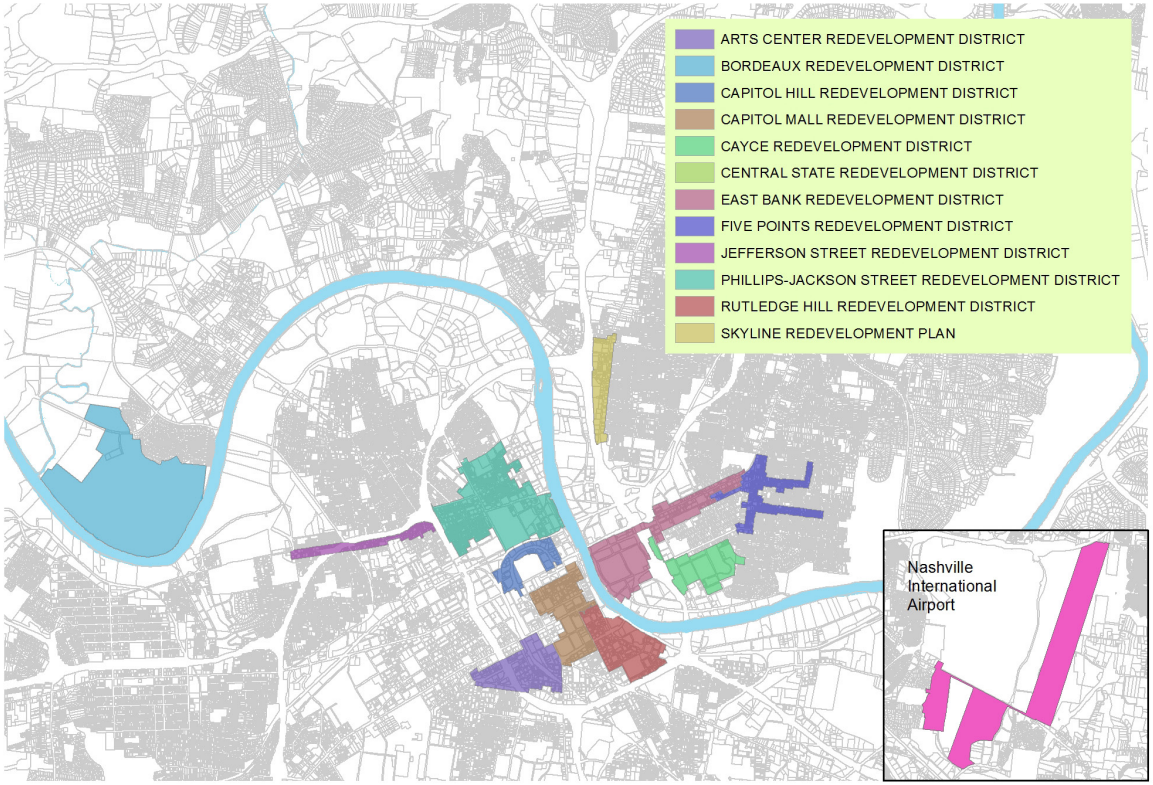
Changes to the UZO involve amendments to the text of the zoning code or a rezoning to include additional property, initiated by the Metro Council or Planning Commission.

MDHA Redevelopment Districts

Twelve redevelopment districts provide a special focus on renovating and rebuilding deteriorating, vacant, or underutilized 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
- Providingmandatory 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 http://www.nashville.gov/Committee-Information/ID/79/Historical-Commission.aspx.

Commissioners
Jim Forkum, Chair
F. Clay Bailey III, Vice-chair
C. William (Bill) McKee
E. Menie' Bell
Linda Wynn
David Currey
Don Cusic
Bob Allen
James A. Hoobler
Alex Buchanan
Lynn McDonald
Mark Rogers
Gerry Searcy
Pat Cummins
Bill Hardin

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

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.

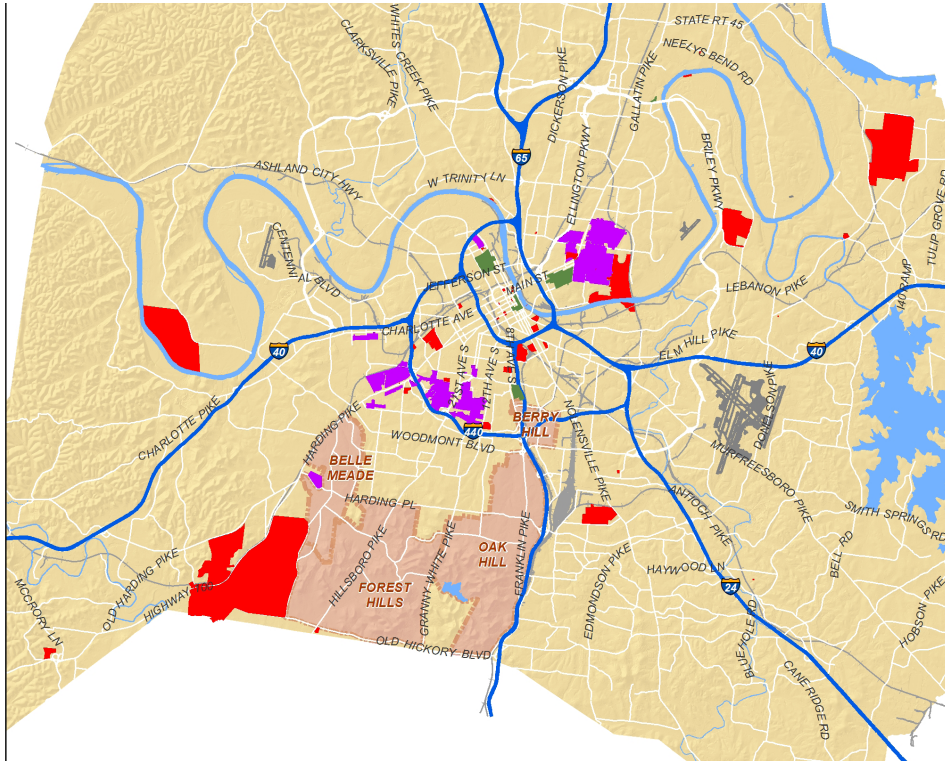
Commissioners

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

Brian Tibbs, Chair
Ann Nielson, Vice Chair
E. Menie' Bell
Rose P. Cantrell
Samuel Champion
Hunter Gee, Planning Commission representative
Richard Fletcher
Aaron Kaalberg
Ben Mosley

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

Historic Zoning Districts



Historic Preservation District

Historic Landmark District

Neighborhood Conservation District

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
Metro Council representative
Captain Dhana Jones,
representing the Chief of Police
Rev. Breonus Mitchell, Sr.
Brenda Sanderson
Steven Turner
Mary Vavra
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 park and recreation department
- Formulating the policies to be followed in the administration of the Park 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
Greg Adkins, Planning Commission representative
Dr. Jo Ann Brannon, Board of Education representative
Jenn Garcia
Christy Smith
Charles Sueing

Director, Parks and Recreation

Tommy Lynch
(615)862-8400
tommy.lynch@nashville.gov
http://www.nashville.gov/Parks-and-Recreation.aspx

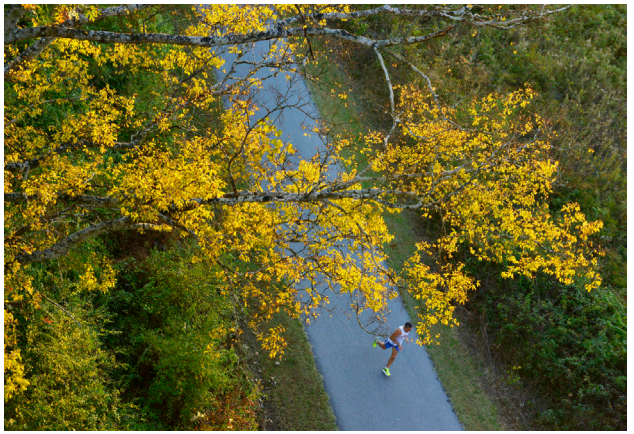
Greenways Commission

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. Seven 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 http://www.nashville.gov/Parks-and-Recreation/Greenways-and-Trails/Greenways-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:
Ann Tidwell, chair
Tommy Lynch, Metro Parks director (ex officio)
Michael Briggs, Planning Department representative
Mayor's representative
Stan Fossick, Parks Board representative
Jenna Smith, Public Works representative
Karen Bennett
Mark Deutschmann
Ann Middlebrooks
Donna Nicely
John L. Norris
Tanaka Vercher
Four members of the Metropolitan Council

Staff contact:
Shain Dennison, Assistant Director, Metro Parks
(615)862-8400
shain.dennison@nashville.gov

Demographic Data: District 15 and countywide

2010 Census		Davidson County		Council District 15	
		#	%	#	%
Population	Total	626,681	n/a	18,311	*2.9%*
	Male	303,540	48.4%	8,983	*1.4%*
	Female	323,141	51.6%	9,328	*1.5%*
Race	White	385,039	61.4%	14,260	*2.3%*
	Black or African American	173,730	27.7%	2,069	*0.3%*
	American Indian/Alaska Native	2,091	0.3%	76	*0.0%*
	Asian	19,027	3.0%	381	*0.1%*
	Native Hawaiian or Pacific Islander	394	0.1%	25	*0.0%*
	Other Race	30,757	4.9%	1,022	*0.2%*
	Two or More Races	15,643	2.5%	478	*0.1%*
Ethnicity	Hispanic or Latino	61,117	9.8%	1,923	*0.3%*
Age	Less than 18	136,391	21.8%	3,655	*0.6%*
	18-64	424,887	67.8%	11,969	*1.9%*
	Greater than 64	65,403	10.4%	2,687	*0.4%*
Households	Total	259,499	n/a	7,970	*3.1%*
	Family Households	145,166	55.9%	4,528	*1.7%*
	With own children under 18 years	64,896	25.0%	1,126	*0.4%*
	Average household size	2.32	n/a	2.27	n/a
Housing	Total housing units	283,978	n/a	8,694	*3.1%*
	Owner-Occupied	145,115	51.1%	5,207	*1.8%*
	Renter-Occupied	114,384	40.3%	2,763	*1.0%*
2009-2013 ACS		**Davidson County**		**Council District 15**	
		#	%	#	%
Travel	Workers	315,310	-	9,832	*3.1%*
	Drove Alone	252,344	80.0%	8,136	*2.6%*
	Carpooled	31,888	10.1%	979	*0.3%*
	Public Transportation	6,603	2.1%	132	*0.0%*
	Walked or Worked from Home	20,212	6.4%	421	*0.1%*
	Other	2,294	0.7%	52	*0.0%*
Income	Mean Household Income	$67,509	-	$54,582	*80.9%*
	Per Capita Income	$28,467	-	$23,963	*84.2%*
Education	Population 25 years and over	428,425	-	13,622	*3.2%*
	Less than 9th grade	20,544	4.8%	698	*0.2%*
	9th to 12th grade, No Diploma	37,561	8.8%	1,316	*0.3%*
	High School Graduate (includes GED)	104,013	24.3%	4,077	*1.0%*
	Some College, No Degree	87,243	20.4%	2,706	*0.6%*
	Associate Degree	25,116	5.9%	721	*0.2%*
	Bachelors's Degree	96,697	22.6%	2,914	*0.7%*
	Graduate or Professional Degree	57,251	13.4%	1,190	*0.3%*
Employment	Population 16 years and over	512,939	-	15,767	*3.1%*
	In labor force	354,558	69.1%	11,145	*2.2%*
	Civilian labor force	354,145	69.0%	11,145	*2.2%*
	Employed	322,971	63.0%	10,142	*2.0%*
	Unemployed, actively seeking	31,174	6.1%	1,003	*0.2%*
	Armed Forces	413	0.1%	0	*0.0%*
	Not in labor force	158,381	30.9%	4,622	*0.9%*

Data sources:
2010 Census
2009-2013 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

The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862–7150 or josie.bass@nashville.gov.
For Title VI inquiries,contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment–related inquiries, call (615)862-6640.