

Madison

Guide to Planning
and Zoning



*Prepared and published by the Metro
Planning Department, March 9, 2016*

Table of Contents

Community Character Policies.....	3
Major and Collector Street Plan.....	6
Zoning.....	8
Planning Department Contact Information.....	10



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.



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 Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640. Please see the Metro Planning Commission website at <http://www.nashville.gov/Planning-Department.aspx> for the most up-to-date version of this statement.

Community Character Policies and Community Plans

What is a Community Character Policy?

Community Character Policies are part of Nashville’s community planning system. Community Character Policies are mainly used to guide the Planning Commission’s recommendations to Metro Council when someone submits an application to change the zoning of property that they own or want to buy. The Planning Commission provides recommendations to Metro Council about whether or not a zone change application is appropriate. They base their recommendations on the community plan for the area, public comments, and their own knowledge and perspectives. Metro Council makes the final decision on zone change applications through a series of three votes on a zoning bill – first reading (introduction of the bill); second reading (Council public hearing); and third reading (final vote). This is because zoning is legislation and Metro Council is Nashville’s legislative body.

The Community Character Policies are the “standard” policies that are used in Nashville’s 14 community plans. They are contained in a document called the Community Character Manual, or CCM. The Community Character Policies are mapped in each community plan through a public participation process led by Planning Department staff.

The Community Character Policies are divided into categories by a planning system called the “Transect.” The Transect is a system that recognizes 7 different types of environments found in Davidson County, ranging from the least developed to the most developed. The 7 Transect categories are:

- T1 Natural
- T2 Rural
- T3 Suburban
- T4 Urban
- T5 Center
- T6 Downtown
- D District (for areas dominated by a single activity, such as a university or industrial park)

Madison Community Plan

The Madison Community Plan contains information about existing conditions and future plans, such as transportation improvements (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/Madison.aspx>).

The community plan contains mapped Special Policies that vary or add detail to the standard policies in the CCM when there is a unique situation.

04-T3-NM-04: Infill area along Dickerson Pike.

04-LS-T3-NE-01, 04-LS-T3-NC-01, 04-LS-T3-RC-01, 04-LS-T3-RC-02, 04-LS-T3-CM-02: The Larkin Springs Detailed Design Plan

04-T3-CM-01: Manage auto-related businesses along Madison’s “motor mile”

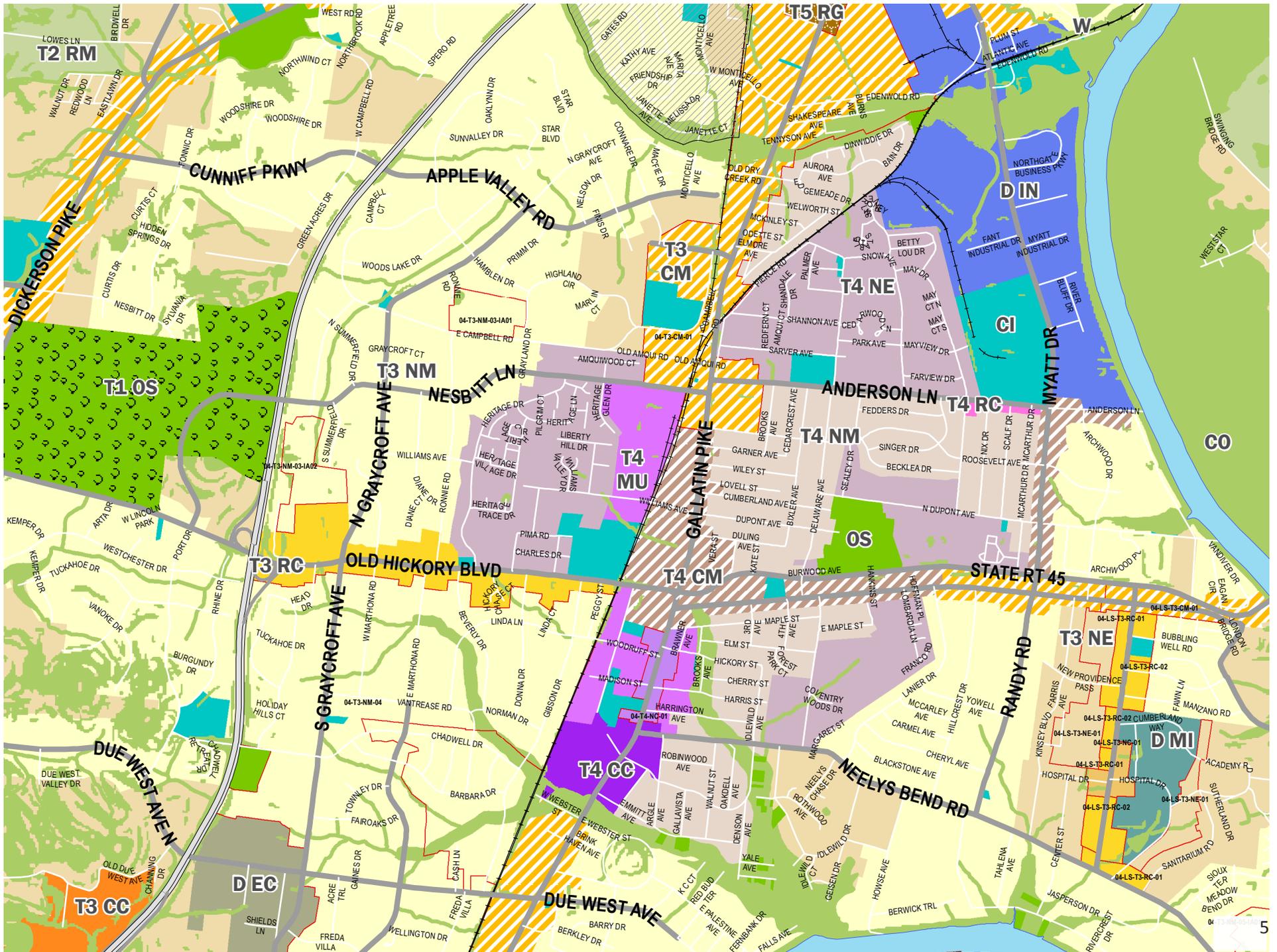
04-T4-NC-01: “Downtown Madison”

The next page includes brief summaries of the Community Character Policies in Madison. Please see the Community Character Manual (CCM) for full descriptions of the policies (<http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>).

- **Civic (CI)** policy applies to most types of publicly owned property except for parks and correctional facilities. CI policy has two purposes. The main purpose of CI policy is to preserve and enhance publicly owned civic properties. It is important to keep public properties that contain things like schools, fire stations, and libraries in public ownership whenever possible even if the specific use changes. This is because locating sites for new public facilities becomes more difficult as the city grows and sites for public uses become harder to find and more expensive. The secondary purpose of CI policy is to guide any needed rezoning of public properties when Metro decides that it is in the best public interest to convey a public property to the private sector.
- **Conservation (CO)** policy is intended to identify and help preserve environmentally sensitive areas such as steep slopes, floodplains, and stream corridors.
- **Open Space (OS)** policy is intended to preserve and enhance existing open space such as parks, greenways, and private land held in conservation easements by land trusts and private groups or individuals.
- **Suburban and Urban Neighborhood Maintenance (T3 NM and T4 NM)** policies preserve the character of existing residential neighborhoods. These areas will experience some change over time, such as expanding or replacing buildings. When this occurs, the policy recommends retaining the existing character of the neighborhood.
- **Suburban and Urban Neighborhood Evolving (T3 NE and T4 NE)** areas experience more changes than NM areas. These changes should provide a broad range of housing types to meet different housing needs and improve mobility options (walking, biking, transit, and driving).
- **Urban Mixed Use Neighborhood (T4 MU)** areas contain a mix of housing types in a moderately dense pattern and mixed use, commercial, and sometimes light industrial development.
- **Urban Neighborhood Center (T4 NC)** policy supports neighborhood-scaled development including mixed use, commercial, office, and residential buildings.
- **Suburban and Urban Residential Corridor (T3 RC and T4 RC)** policy supports a mix of housing types that are designed to be along major streets.
- **Suburban and Urban Mixed Use Corridor (T3 CM and T4 CM)** policy supports a variety of development including mixed use, commercial, office, or residential buildings that are designed to be along major streets.
- **District Industrial (D IN)** policy preserves, enhances, and creates areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors.

Community Character Policies

-  Special Policy Areas
-  CO Conservation
-  CI Civic
-  OS Open Space
-  T1 OS Natural Open Space
-  T2 RM Rural Maintenance
-  T3 NM Suburban Neighborhood Maintenance
-  T3 NE Suburban Neighborhood Evolving
-  T3 RC Suburban Residential Corridor
-  T3 NC Suburban Neighborhood Center
-  T3 CM Suburban Mixed Use Corridor
-  T3 CC Suburban Community Center
-  T4 NM Urban Neighborhood Maintenance
-  T4 NE Urban Neighborhood Evolving
-  T4 RC Urban Residential Corridor
-  T4 NC Urban Neighborhood Center
-  T4 CM Urban Mixed Use Corridor
-  T4 MU Urban Mixed Use Neighborhood
-  T4 CC Urban Community Center
-  T5 RG Regional Center
-  D EC District Employment Center
-  D IN District Industrial
-  D MI District Major Institutional
-  Water



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>.

Major and collector streets

-  Arterial-Parkway Scenic
-  Arterial-Boulevard
-  Collector-Avenue
-  Planned Collector-Avenue
-  Freeway or Expressway
-  Ramp

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

Single-family residential

- R20 (low-medium density residential, requiring a minimum 20,000 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)
- RS7.5 (medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings)

Multi-family residential

- RM9 (medium density residential, intended for multi-family dwellings at 9 units per acre)
- RM40 (high density residential, intended for multi-family dwellings at 40 units per acre)

Office & Residential

- OR20 (office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)

Commercial

- CL (Commercial Limited, intended for retail, consumer service, financial, restaurant, and office uses)
- CS (Commercial Service, intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities)

Mixed Use

- MUN (Mixed Use Neighborhood, intended for a low intensity mixture of residential, retail, and office uses)
- MUL (Mixed Use Limited, intended for a moderate intensity mixture of residential, retail, and office uses)

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.

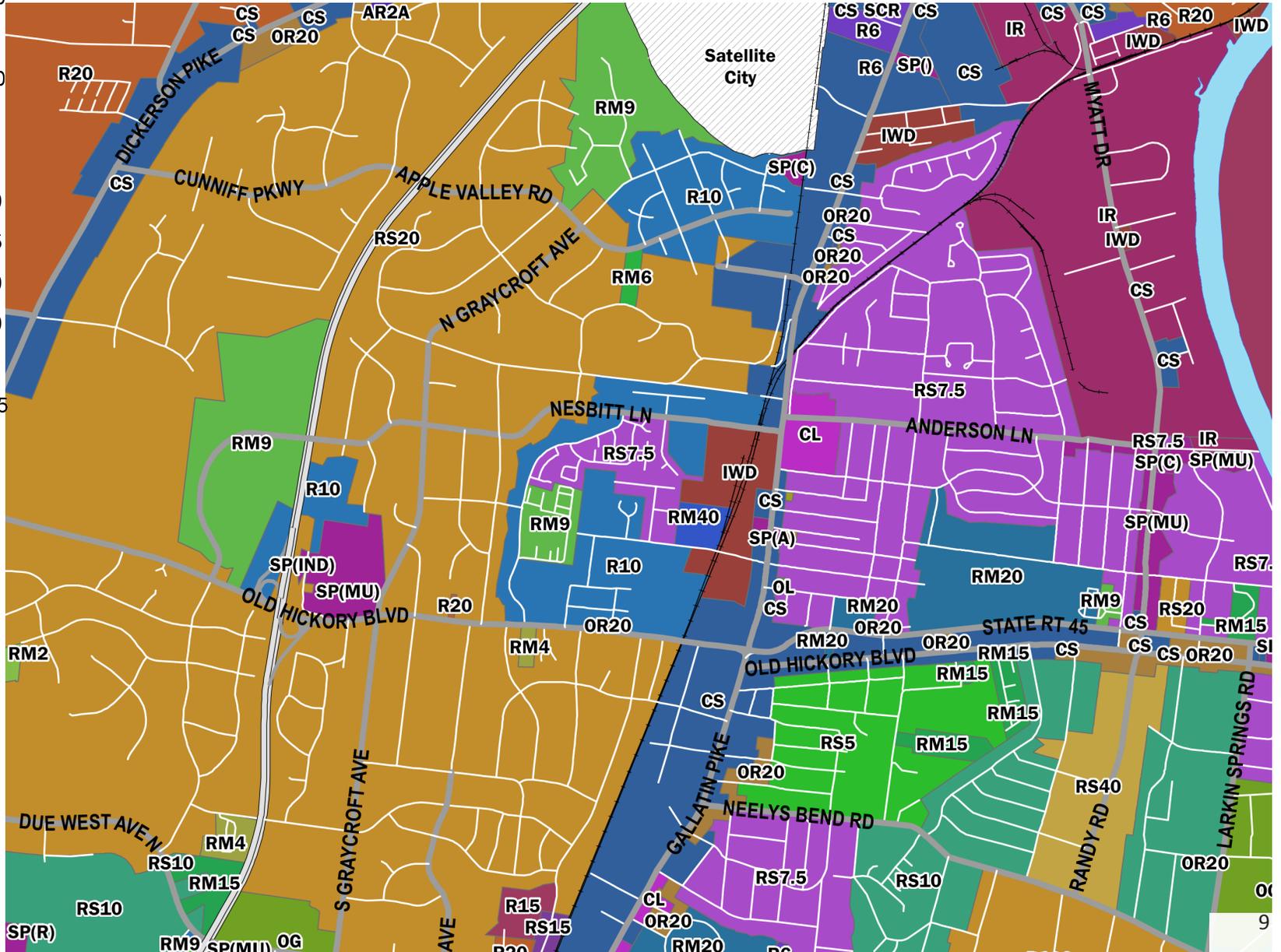
Developers who use SP zoning must still follow historic and redevelopment guidelines. They must also follow subdivision and stormwater regulations and the goals and objectives of the General Plan.

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

AR2A	RM15
CL	RM2
CS	RM20
IR	RM4
IWD	RM40
MUL	RM6
MUN	RM9
OG	RS10
OL	RS15
ON	RS20
OR20	RS40
R10	RS5
R15	RS7.5
R20	SCR
R6	SP
R8	



Staff & Contact Information

Receptionist	(615) 862-7150	
Customer Service Desk (call here with planning questions)	(615) 862-7190	planningstaff@nashville.gov
Executive Director J. Douglas Sloan III, Esq. Kelly Adams, executive assistant	(615) 862-7167 (615) 862-7171	doug.sloan@nashville.gov kelly.adams@nashville.gov
Deputy Director Bob Leeman, AICP	(615) 862-7183	bob.leeman@nashville.gov
Manager, Land Development Carrie Logan, Esq., AICP	(615) 862-7189	carrie.logan@nashville.gov
Manager, Community Plans and Design Studio Kathryn Withers, AICP	(615) 862-7193	kathryn.withers@nashville.gov
Madison Plan contacts Greg Claxton, AICP Stephanie McCullough	(615) 862-7162 (615) 862-7163	gregory.claxton@nashville.gov stephanie.mccullough@nashville.gov
Public Information Officer Craig Owensby	(615) 862-7192	craig.owensby@nashville.gov