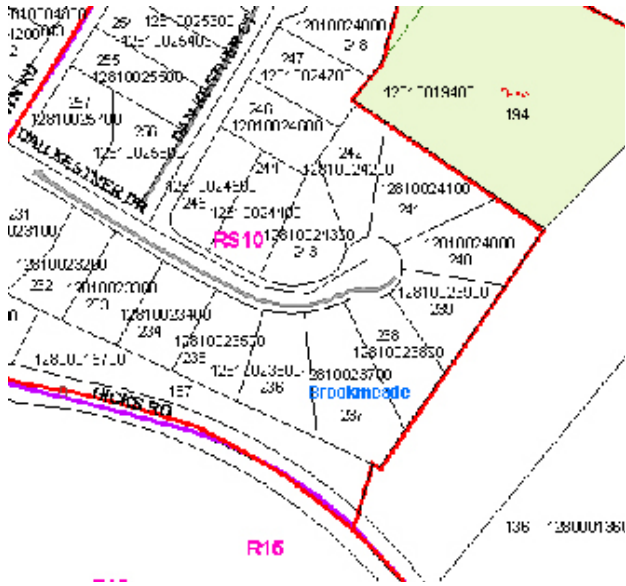


What is

# ZONING

and how does it affect  
my property?



A basic guide for property owners and applicants



## What is zoning, and why do we need it?

Zoning is a set of rules which guide orderly growth and development. Those rules are necessary to keep land from being used inappropriately - to prevent, for example, heavy industry from locating in residential areas.

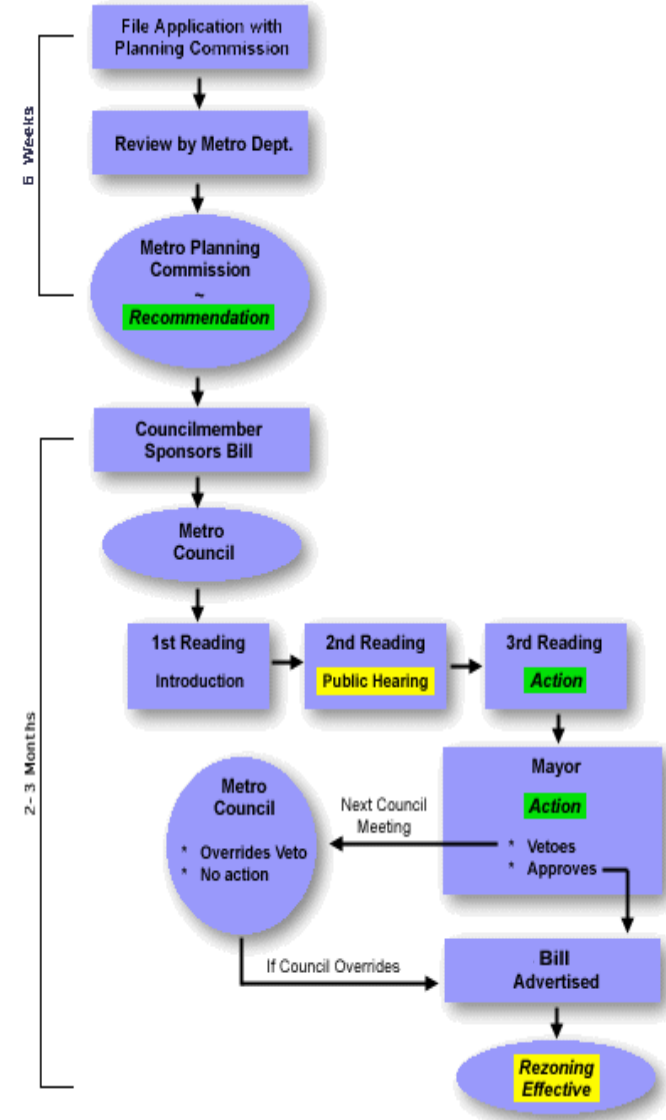
Zoning restrictions outline how land can be used. The basic categories are agricultural, residential, institutional, mixed-use, office, commercial, shopping center, and industrial. Those restrictions also control the type of buildings allowed on the property, how tall they can be, how far they must be set back from the street, and other development standards.

Zoning is based on land use policies which control how land can be used in different parts of the county. Landowners and the public have considerable input when those policies are set, through public hearings, community meetings, and comments to the Planning Department.

## How do I know how my property is zoned?

The Planning Department's online mapping system provides zoning and many other types of information on individual parcels throughout the county. We also offer an online list of the many types of zoning districts.

## How a zoning change is approved



# Issues to consider before you rezone

*Talk with your Metro Council member and your neighbors.*

The Council approves all zone changes, no matter how small, and it's always a good idea to get your Council member involved early in the process. Council members often host meetings with neighbors who would be impacted by zone changes. If you don't know who your Council member is, call the Council office at 862-6780 or check their online map at [www.nashville.gov/council/districts/coun\\_districts.html](http://www.nashville.gov/council/districts/coun_districts.html).

*You might be in a PUD or a SP.*

A PUD is an overlay of zoning with additional development standards. If your property is part of a PUD, then you may need to revise or amend the PUD to develop your property. A SP district is a new base zoning district with development standards specific to the individual property. You can find out if your property is part of a PUD or SP by contacting the Planning Department service desk at the number or email below.

## **We're here to help.**

If you have a specific land use in mind, Metro Planning staff can help you pick the zoning district to fit your plan.

If you're not sure what zoning you need, we can provide information on what land use each zoning type allows, and on development standards for each zoning district.

### **Contact us:**

**Service desk (615)862-7190**  
**[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)**  
**[www.nashville.gov/mpc/contactus.htm](http://www.nashville.gov/mpc/contactus.htm)**



*The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices.*

*For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries, call 862-6640.*

*The rezoning should fit your area's Community Plan.*

Davidson County is divided into fourteen communities for planning future growth, and each one has its own Community Plan. The land use policies laid out in these plans guide decisions on zoning and subdivisions; when you apply for a rezoning, it's important to pick a type which fits in with the plan and the community.

You can see your area's plan at [www.nashville.gov/mpc/subarea/subareas.htm](http://www.nashville.gov/mpc/subarea/subareas.htm) - or just go to our main page, [www.nashville.gov/mpc](http://www.nashville.gov/mpc), and look for "communities" in the menu on the left.

That plan might also include **DNDPs** (Detailed Neighborhood Design Plans) and **UDOs** (Urban Design Overlays) which affect your property. A DNDP is an additional, more detailed layer of future planning; a UDO is an added layer of zoning with extra development standards. Both of those grow out of community action and involvement - neighborhood meetings and community review are part of the process, as they are with many other planning and zoning activities.

*You might be in a Redevelopment District.*

The Metropolitan Housing and Development Agency (MDHA) has created redevelopment districts with additional development guidelines for some neighborhoods, primarily in Downtown and inner-ring suburbs. A map of the redevelopment districts is on the MDHA web site at [www.nashville.gov/mdha/docs/Redevelopment\\_Districts\\_Map.pdf](http://www.nashville.gov/mdha/docs/Redevelopment_Districts_Map.pdf).

*You might be in a Historic Zoning District.*

Some neighborhoods apply for a Historic Zoning District. These are managed by the Metro Historic Zoning Commission and include additional development guidelines to preserve historic or neighborhood character. A list of Historic Zoning Districts and their guidelines is on the Historic Zoning Commission's website, [http://www.nashville.gov/mhc/mhzc\\_main.htm](http://www.nashville.gov/mhc/mhzc_main.htm).

## **Getting your application approved**

The "How Do I..." section of our Development Services web-page at [www.nashville.gov/ds/howdoi.htm](http://www.nashville.gov/ds/howdoi.htm) has step-by-step directions for determining your current zoning and filing for a change. A table of filing deadlines is on the same page.

Here's how the approval process works: Our planners review the application to ensure that it follows land use policy in your local Community Plan and any DNDPs or UDOs which might apply. Other Metro departments and utility districts review it as well, to consider how the application might affect traffic, storm-water runoff, environmental protection and public schools.

Then, the planners make a recommendation to the Planning Commission - approval, disapproval, or approval under certain conditions.

You're required to post signs on the property stating the change you want to make and the date of the Planning Commission hearings. You're also required to send letters to nearby property owners who might be affected by the zone change. The Planning Department mails those for you.

Staff recommendations are made public on the Monday before each Commission meeting. You can see those at [www.nashville.gov/mpc/agendas/2009\\_agenda\\_dates.htm](http://www.nashville.gov/mpc/agendas/2009_agenda_dates.htm) under "staff reports."

The Planning Commission considers the application at its regular meeting, which provides an opportunity for public comment. The Commission then makes a recommendation to the Metropolitan Council.

The Metropolitan Council considers the application three times ("readings") before approval is final. One of those readings is a public hearing. The Council can override the Commission's recommendation.

Finally, the Mayor approves or vetoes the application. This is the final approval - then, the approval is advertised and you can go ahead. The whole process usually takes three to five months if there are no complications - you can save time by meeting with your neighbors, Council members and Planning Commission staff on the front end.