



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
800 2nd Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

MEMO

TO: Metro Planning Commissioners

cc: Rick Bernhardt, Executive Director
Ann Hammond, Assistant Director
Jennifer Carlat, Manager, Community Plans and Design Studio
Bob Leeman, Manager, Land Development & Design
Doug Sloan, Metro Legal Department

DATE: July 18, 2011

RE: Metro Planning Department Application of Alternative Zoning Districts

Ordinance No. BL2011-898 to adopt Alternative Zoning Districts became effective on May 16, 2011. This ordinance amended various sections of Title 17 of the Metropolitan Zoning Code to add the following alternative zoning districts, MUN-A, MUL-A, MUG-A, MUI-A, RM9-A, RM15-A, RM20-A, OR20-A, RM40-A, OR40-A, RM60-A, RM80-A, RM100-A and ORI-A to create walkable neighborhoods through the use of appropriate building placement and bulk standards as an alternative to a zoning district that requires a site plan. The new Alternative Zoning districts allow the option of using a zoning district that does not request a site plan because they contain bulk standards that will ensure building placement and form consistent with the policies of the general plan. They do not preclude the use of the SP, UDO or PUD in areas where more detail is required at the rezoning stage or additional design flexibility is desired, they are additional tools to implement the general plan.

The attached list is a recommendation of appropriate Alternative Zoning Districts to be used within the different community plan policies of both the Community Character Manual (CCM) and the 2004 land use policy document that is gradually being phase out, Land Use Policy Application (LUPA). The attached recommendations are in addition to, and not a replacement for, recommendations made in both CCM and LUPA. This list will be used until these recommendations can be incorporated into revisions of both CCM and LUPA.

Alternative Zoning District Application for Community Character Manual Policies

Policy Category	Appropriate Alternative Zoning Districts
T2	
Rural Neighborhood Center	<ul style="list-style-type: none"> • MUN-A
T3	
Suburban Neighborhood Evolving	<ul style="list-style-type: none"> • MUN-A • RM9-A • RM15-A • RM20-A
Suburban Neighborhood Center	<ul style="list-style-type: none"> • MUN-A • RM9-A, RM15-A, or RM20-A may be appropriate based on locational characteristics of the subject property.
Suburban Community Center	<ul style="list-style-type: none"> • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
Suburban Residential Corridor	<ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A
Suburban Mixed Use Corridor	<ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
T4	
Urban Neighborhood Maintenance	<ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A
Urban Neighborhood Evolving	<ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • RM40-A
Urban Mixed Use Neighborhood	<ul style="list-style-type: none"> • MUN-A • OR20-A • OR40-A • Other alternative zoning districts may be appropriate based on locational characteristics of the subject property.

Urban Neighborhood Center	<ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • MUN-A • MUL-A
Urban Community Center	<ul style="list-style-type: none"> • RM20-A • RM40-A • MUL-A • MUG-A • OR20-A • OR40-A • ORI-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
Urban Residential Corridor	<ul style="list-style-type: none"> • RM15-A • RM20-A • RM40-A • RM60-A
Urban Mixed Use Corridor	<ul style="list-style-type: none"> • RM20-A • RM40-A • RM60-A • MUL-A • MUG-A • OR20-A • OR40-A • ORI-A
T5	
Center Mixed Use Neighborhood	<ul style="list-style-type: none"> • MUG-A • MUI-A • ORI-A
Regional Center	<ul style="list-style-type: none"> • RM20-A • RM40-A • RM60-A • OR20-A • OR40-A • ORI-A • MUG-A • MUI-A
Super Regional Center	<ul style="list-style-type: none"> • RM20-A • RM40-A • RM60-A • OR20-A • OR40-A • ORI-A • MUG-A • MUI-A

T6	
Downtown Neighborhood	<ul style="list-style-type: none"> • MUI-A • MUG-A • RM20-A through RM100-A
Civic	N/A
Downtown Core	<ul style="list-style-type: none"> • MUI-A
Second and Broadway	N/A
District	
Impact	N/A
Industrial	N/A
Major Institutional	<ul style="list-style-type: none"> • MUG-A • MUI-A • ORI-A
Office Concentration	<ul style="list-style-type: none"> • OR20-A • OR40-A • ORI-A

Alternative Zoning District Application for Land Use Policy Application Policies

Policy Category	Appropriate Alternative Zoning Districts
Residential Medium (RM)	<ul style="list-style-type: none"> • RM9-A
Residential Medium High (RMH)	In T3 and T4 <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A
Residential High	In T3 and T4: <ul style="list-style-type: none"> • RM15-A • RM20-A • RM40-A • RM60-A
	In T5: <ul style="list-style-type: none"> • RM15-A • RM20-A • RM40-A • RM60-A • RM80-A and RM100-A may be appropriate based on locational characteristics.
Corridor General (CG)	In T3: <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A
	In T4: <ul style="list-style-type: none"> • RM15-A • RM20-A • RM40-A • RM60-A
Neighborhood General (NG)	In T3: <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A
	In T4: <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A, • RM40-A and RM60-A may be appropriate along arterial corridors.

Neighborhood Center (NC)	In T2 <ul style="list-style-type: none"> • MUN-A
	In T3: <ul style="list-style-type: none"> • MUN-A
	In T4: <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • MUN-A • MUL-A
Neighborhood Urban (NU)	In T4 <ul style="list-style-type: none"> • RM9A-RM40A • MUN-A • OR20-A • OR40-A
	In T5: <ul style="list-style-type: none"> • MUG-A • MUI-A • ORI-A • RM80-A, RM100-A
Community Center (CC)	In T3: <ul style="list-style-type: none"> • RM20-A • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
	In T4: <ul style="list-style-type: none"> • RM20-A • RM40-A • MUL-A • MUG-A • OR20-A • OR40-A • ORI-A
	In T5: <ul style="list-style-type: none"> • RM40-A • MUN-A • MUL-A • OR20-A • OR40-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.

<p>Commercial Mixed Concentration (CMC) and Commercial Arterial Existing (CAE)</p>	<p>In T3:</p> <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
	<p>In T4:</p> <ul style="list-style-type: none"> • RM20-A • RM40-A • RM60-A • MUL-A • MUG-A • OR20-A • OR40-A • ORI-A
	<p>In T5:</p> <ul style="list-style-type: none"> • RM9-A • RM15-A • RM20-A • RM40-A • MUN-A • MUL-A • OR20-A • OR40-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
<p>Regional Activity Center (RAC)</p>	<ul style="list-style-type: none"> • RM20-A • RM40-A • RM60-A • OR20-A • OR40-A • ORI-A • MUG-A • MUI-A

Retail Concentration Community (RCC)	<p>In T3:</p> <ul style="list-style-type: none"> • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
	<p>In T4:</p> <ul style="list-style-type: none"> • MUL-A • OR20-A • OR40-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
Retail Concentration Super Community (RCS)	<p>In T3:</p> <ul style="list-style-type: none"> • MUN-A • MUL-A • OR20-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
Mixed Use (MU)	<p>In T2:</p> <ul style="list-style-type: none"> • MUN-A <p>In T3:</p> <ul style="list-style-type: none"> • MUN-A • MUL-A <p>In T5:</p> <ul style="list-style-type: none"> • MUL-A • MUG-A • MUI-A • OR20-A • OR40-A • ORI-A • More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property.
Office Concentration (OC)	N/A
Major Institutional (MI)	<ul style="list-style-type: none"> • MUG-A • MUI-A • ORI-A
Industrial (IN) and Industrial and Distribution (IND)	N/A
Impact (I)	N/A