AGENDA

- Planning Commission Role and Department Organization
- NashvilleNext and Policy
- Zoning
  - Overlays
  - Specific Plan (SP)
- Rezoning Process
- Subdivisions
- Working with Planning
- Communicating with the Planning Commission
Metro Planning Commission

- Creation of MPC is authorized by Tennessee Code Annotated
- 10 members
  - 8 members are appointed by Mayor (confirmed by Council)
  - 1 member is representative of Council (CM Murphy)
  - Mayor serves as member – can appoint representative

Duties and Functions
- Recommendations to Council
  - Zone changes
  - Text amendments
  - CIB
  - Mandatory referrals
- Final Decision
  - Subdivisions
  - Land Use Policy
METRO PLANNING DEPARTMENT

- Executive Office
- Land Development & Design
- Long Range Planning
  - Transportation Division
  - Design Studio
  - Community Planning & Engagement
- Finance and Admin
  - Advance Planning and Research/CIB
- GIS and Mapping
Policy change with a plan amendment does not change current zoning

Zoning controls physical development of land: use, density, height, setbacks, parking, access, landscaping, & signage

Zoning is influenced by the policies in the Community Plans.
NashvilleNext
What is NashvilleNext?

• Nashville’s long-range, comprehensive plan to guide growth, development and preservation for 25 years.
• Adopted by Metro Planning Commission in 2015.
• Includes Vision & Strategy, 14 Community Plans, and the Major & Collector Street Plan
• Evolving document: Updated in 2017 to reflect nMotion, Walk n Bike, and Plan to Play.
Where did it come from? The public

18,500+ Total participation in NashvilleNext
Where did it come from? Resource teams

- Arts, Culture, & Creativity
- Education & Youth
- Economic & Workforce Development
- Housing
- Land Use, Transportation, & Infrastructure
- Health, Livability, & the Built Environment
- Natural Resources & Hazard Adaptation
NashvilleNext Comprehensive Plan

1. Vision, Trends, & Strategies
   - Guiding Principles
   - Growth & Preservation Concept Map

2. Elements

3. Community Character Manual
   - Community Plans
     - Zoning & Subdivision Decisions
     - Changes in public right of way

4. Actions

5. Access Nashville 2040
   - Major & Collector Street Plan

Capital Improvements

Master Plans
NashvilleNext Guiding Principles

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

- Future growth is focused at our key centers and pikes/transit network
- Transition and infill areas accommodate a variety of housing
- Areas of preservation include established neighborhoods, rural areas, and open spaces
The Capital Improvements Budget

Any capital improvement that Metro makes must be included in the CIB. However, inclusion in the CIB does not guarantee funding. It only lays out what Metro could spend money on.

It includes six years of projects, but only limits the first year.

Sources of funding

- **General obligation bonds / Capital Spending Plan**
- **Revenue bonds**
  - Water Services
  - Sports Authority
- **4% Funds**
- **Enterprise funds or operating budget**
- **Federal or state funding**
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>October 15</td>
<td>Councilmembers submit CIB requests.</td>
</tr>
<tr>
<td>December 1</td>
<td>Planning &amp; implementing Departments review &amp; report back for prioritization by Budget/Finance and Planning/Zoning/Historical</td>
</tr>
<tr>
<td>Mid to late January</td>
<td>Departments submit projects, including the Council Office</td>
</tr>
<tr>
<td>February and March</td>
<td>Planning assesses projects. General Services &amp; ITS develop additional cost estimates</td>
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<td>End of April</td>
<td>Planning Commission recommends a prioritized CIB to the Mayor</td>
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<tr>
<td>May 15</td>
<td>Mayor submits his CIB to Metro Council</td>
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<tr>
<td>June 15</td>
<td>Council adopts CIB, with amendments</td>
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Policy vs. Zoning

**Community Character Policy**
- Guidance
- Vision for an area
- Nashville Next

Policy change with a plan amendment does not change current zoning

**Zoning**
- It’s the law
- Controls physical development of land
e.g. use, density, height, setbacks, parking, access, landscaping, & signage

Zoning is influenced by the policies in the Community Plans.
Community Plans

Each community plan document is organized as follows:
• Description of the Community
• The Transect
• History of the Community
• History of the Planning Process
• Community Demographic Information
• Role in the County and Region
• Growth & Preservation Concept Map and the Community’s Role
• Community Character Policy Plan
• Special Policies
• Development Scenarios
• Enhancements to the Open Space Network
• Enhancements to the Transportation Network
CCM & the Transect

Additional Categories in CCM:
- Civic
- Conservation
- Open Space
- Transition
- District
Community Character Manual (CCM)

- Explain/institute Community Character policies applied in each Community Plan
- Provide direction for the use of implementation tools, such as zoning
- Help shape the form and character of a community
Each CCM policy describes:

- Intent
- General characteristics
- Application
- Design principles
- Building form & site design – massing, orientation, setbacks, density, heights, open space, landscaping, parking, signage
- Transitioning
- Connectivity – access, pedestrian/bicycle, transit, vehicular
- Appropriate zoning districts
# Reading a Community Character Policy

<table>
<thead>
<tr>
<th>T4 Urban</th>
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<td>T1 Natural</td>
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Supplemental policy: definition & application

Expand upon standard guidance of CCM to tailor policy to the needs of the area, providing additional level of guidance.

Applied when Community Character Policies applied don’t provide detail necessary to guide new development.

Where conflicts exist between Supplemental Policies and underlying CCM policy, the Supplemental Policy serves as the appropriate guidance.
Amending Policy

Amendments/changes to policy may occur if:
• Changes may have occurred in area
• Community vision may have changed
• Someone desires change
• May be worth discussing development idea for property

Generally, we try to understand broader implications of individual property owner proposals.
Interested party meets with planners to discuss plans for property

Does the zoning request meet policy?

Yes

Applicant files for rezoning, & pays fees

Land Development Planner is assigned to review case

No

Study area and amendment type identified by Executive Director

Applicant files for plan amendment, and pays fees

Community Planner is assigned to review case

NOTE
There are no free plan amendments for Councilmembers like there are for zone changes.
Determination Forms
Must be completed prior to filing a plan amendment.

Two things are determined:
• Study area, which may be expanded by the applicant’s request
• Kind of amendment (major, minor, or housekeeping)
Process for Amending Policy

1. Planner begins analyzing the request
2. Community Meeting is scheduled
3. Planner reviews community input and analysis

- MPC makes final decision
- Planner writes staff report recommending approval
  - Amend the policy?
  - Yes
  - Planner writes staff report recommending approval
  - No
  - Planner writes staff report recommending disapproval
Policy vs. Zoning

Community Character Policy
- Guidance
- Vision for an area
- Nashville Next

Policy change with a plan amendment does not change current zoning

Zoning
- It’s the law
- Controls physical development of land e.g. use, density, height, setbacks, parking, access, landscaping, & signage

Zoning is influenced by the policies in the Community Plans.
ZONING BASICS
METRO CODE TITLE 17

- Zoning is *law*.
- Zoning is the set of rules that govern how land may be used and the development standards for all property in Nashville.
- The laws control the physical development of land (building heights, setbacks, parking, landscaping, signs) and the land uses allowed.
- Property owners can develop under their existing zoning without following the guidance of Community Character Policy or the Planning Department.
### Zoning Basics

- **Base zoning**
  - Uses permitted by right
  - with conditions
  - by special exception (BZA)
  - accessory

- **Bulk standards**
  - Height
  - Coverage
  - Setback

- **Parking/Access**

- **Landscaping**
General Zoning Categories

- A – agricultural (AG, AR2a)
- R - residential (R, RS, RM, -A)
- MU – mixed use (MUG, MUL, MUN, -A)
- O – office (ON, OL, OG, ORI, -A)
- C – commercial (CL, CN, CS, CA, CF, -A)
- SC – shopping center (SCC, SCR, SCN)
- I – industrial (IWD, IR, IG)
- SP – specific plan
- DTC – downtown code
ZONING BASICS

Overlays
- PUD – planned unit development (revision vs amendment)
- Historic – landmark, conservation, preservation
- Contextual, Urban Design, Corridor – design based
- Institutional
- Others – airport, adult entertainment, impact, urban zoning, neighborhood landmark, greenway, floodplain
Specific Plan (SP)

- Zoning process that may allow for alternative design standards to achieve consistency with the general plan
- Context sensitive development
- Preliminary SP is 1st step – this is the zoning. Final site plan – must be consistent with preliminary.
Specific Plan (SP) – cont.

- Not all sites need an SP – be selective; SPs require additional resources for review, processing, and enforcement
- What can/can’t be regulated?
  - Uses/bulk/design - yes
  - Operational criteria – more difficult (enforcement)
  - Affordable housing – no (State law restriction)
REZONING PROCESS
4 to 6 MONTHS

- Application is filed with Metro Planning
  - early notice postcard

- Metro agency review
  - Planning, Public Works, Stormwater, Water Services, Fire, Parks, Historic

- Revisions and further review

- Planning Commission hearing
  - notification – mailed and sign
  - Deferrals – applicant must request

- Planning Commission recommendation
  - Approval – we send bill automatically
  - Disapproval – only send if you request; can also work with council office to draft

- Council – 3 readings
  - notification – mailed and sign
WHO REVIEWS?

- For new construction, additions, alterations that are taking place under the current zoning of a property, and the property is not within certain overlays, CODES reviews.

- For new construction, additions, alterations that are taking place on property that is within a PUD, UDO, Contextual Overlay, Specific Plan, PLANNING reviews.
• Planning Commission review – no council
• Metro’s Subdivision Regulations control how land is divided.
• The regulations control patterns of development to reflect different contexts and character – urban, suburban, rural, complement surrounding development, and define traffic circulation patterns and access.
• CCM
• Directs to applicable section of the Subdivision Regulations – limited role
STREET CONNECTIVITY

- Planning encourages a well connected street network
- Where there are existing stub streets, we will encourage that the streets extend as new developments come on board
- Where no street network exists, we will encourage the establishment of a well connected network
- Connectivity allows for easier cross trips between neighborhoods: keeps some trips off of main streets
- Connectivity allows for dispersal of cars to multiple points on main streets
- Connectivity makes walking and biking a more viable mode of transportation
WORKING WITH PLANNING

- You will receive (by email):
  - Submittal packet after each submittal deadline – 1st page after cover is a table of contents by district
  - Copies of notification information emails – early notice postcard (no hearing date) and hearing notification (specific date)
  - Staff reports (MPC)
  - Staff reports (P&Z – if member; Council public hearing report)
A request to amend a Specific Plan for property located at 921 Perimeter Court, approximately 830 feet southeast of Perimeter Place Drive, (3.42 acres), to permit 64,500 square feet of hotel use, requested by Barge, Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.
WORKING WITH PLANNING

- Parcel viewer [https://maps.nashville.gov/ParcelViewer/](https://maps.nashville.gov/ParcelViewer/)
  - Interactive mapping tool – can search by location, address, map/parcel number

  - Tracks new applications and those currently in process – projects fall off after final decision (not a complete listing of ALL projects)
WORKING WITH PLANNING

- Fee waivers – application fee
  - Large area rezoning of residential areas
  - Rezoning of non-residential to residential
  - Some overlays
  - 3 additional in a year (on top of above)

- Fee waivers – signs/notices
  - Large area rezoning of residential areas
  - Rezoning of non-residential to residential
  - Some overlays
  - 3 additional in a year (on top of above)
WORKING WITH PLANNING

- Large area rezonings
- Application of overlays
- Text amendments
COMMUNICATING WITH THE COMMISSION

- **In writing** planning.commissioners@Nashville.gov
  - Best if received at least the day before the commission meeting
    - allows time to distribute

- **In person**
  - At beginning of meeting
  - When item is heard by the Commission
  - Or BOTH