

SUMMARY OF ZONING OPTIONS

<u>TYPE</u>	<u>BATTELMONT ELIGIBLE/APPLICABLE</u>	<u>AFFECTS “USE”</u>	<u>RESTRICTIVE</u>
Zoning Codes “Base Codes”	Applies (all of Nashville Metro)	DEFINES USE Single family, Mixed Use, Commercial, Industrial, Multi-unit, setbacks, etc.	Current. Least restrictive. Battlemont has 72% Single Fam, 28% Multi-unit (duplex, condos, apts)
Urban Zoning Overlay (UZO)	N/A for a neighborhood, for “urban core” To encourage development, enhance pedestrian experience, control density, maintain street patterns and building forms.		Currently I-440 is boundary
Historic Commission Overlays (5) All (*) are in addition to Base Zoning Codes			
1. Historic Preservation	Not eligible / applicable	No - in addition to	Very restrictive
2. Neighborhood Conservation	Eligible (East of Granny White)	No - in addition to	Least restrictive option Limits teardowns
3. Historic Landmark District	Not eligible / applicable	No - in addition to	Very restrictive
4. Historic Bed & Breakfast Homestay	Not eligible / applicable	No - in addition to	Very restrictive
5. Historic Landmark Interiors District	Not eligible / applicable	No - in addition to	Very restrictive
Planning Dept. Zoning Overlays			
1. Urban Design Overlay (UDO)	N/A: for Specific Design Objective	No - in addition to	Restrictive OR opens up for more development
2. Contextual Overlay	For blocks w/ “contextual” character	No – in addition to	Restricts only size (150% of abutting homes,) not design
3. Institutional Overlay	N/A: for Colleges, Universities	*Yes	Restrictive
4. Corridor Design Overlay	N/A: for areas requiring transitions	No – in addition to	Restrictive
5. Planned Unit Development	N/A: for undeveloped land	No – in addition to	Restrictive plan
Planning Dept Special Overlays / Specific Plan (SP) example			
1. Greenway Overlay District	N/A There are many types of Specific Plans for specific areas		

EXAMPLES OF OTHER AREAS AND NEIGHBORHOODS – WHAT TYPE OF ZONING

Urban Design Overlay Approved: Nations Neighborhood Plan “Rezoning”(330 acres) for increased housing density

Urban Design Overlay Proposed: Glencliff, Woodbine, Radnor neighborhoods (600 acres) - increased housing density

NOTE: Urban Design Overlays are typically proposed by a neighborhood’s Council person. We do not anticipate this for Battlemont, based on current information.

Neighborhood Conservation Overlays (Historic)

- Turn of the Century (Battlemont’s starting point is TOC): Belle Meade Links Triangle, Blakemore PUD, Bowling House District, Cherokee Park, Eastdale, Eastwood, Edgehill, Elmington, Greenwood, Inglewood Place, Kenner, Lockeland Springs-East End, Maxwell, Park & Elkins, Richland-West End, Richland-West End Extension, Salemtown, South Music Row, Waverly-Belmont, Whitland, Woodlawn West
- Mid-Century: Haynes Heights, Haynes Manor, Lathan-Youngs, Marlin Meadows
- Other: Belmont-Hillsboro, Hillsboro-West End

Historic Preservation Zoning Overlay

- Broadway, Downtown, Edgefield, Elliston Place Rock Block, Germantown, Marathon Village, Second Avenue, Tanglewood, Woodland-in-Waverly

Contextual Overlays (typically one block face)

- Carter Avenue, Colbert Drive/Shadow Lane, Corder Drive/Dugger Drive/Rosecliff Drive, Debra Heights, Fortland Drive, General Hood Trail/Robin Road/Winston Place, Graybar Lane, Haynes Park, Lealand Lane, Lethia Drive, Michigan Avenue, Old Hickory Boulevard, Old Hickory Village, Owendale Drive, Pinewood Road, Riverside Drive, Rolling Acres, Rosecliff Drive, Saundersville Road.

This summary has been compiled by Battlemont . The information is publicly available at the following links, and many others:

- <https://www.nashville.gov/departments/codes/construction-and-permits/land-use-and-zoning-information/understanding-zoning-code>
- <https://www.nashville.gov/departments/planning/land-development/rezone-my-property>
- <https://www.nashville.gov/departments/planning/land-development/overlays/urban-design-overlay>
- <https://www.nashville.gov/departments/planning/historic-zoning-information/districts-and-design-guidelines>
- <https://www.nashville.gov/departments/planning/land-development/rezone-my-property/specific-plan-districts>