

2023 Annual Report

Metro Nashville Planning Department



NASHVILLE
PLANNING

01

Introduction

LUCY KEMPF

Executive Director
Metro Nashville Planning
Department



Dear Planning Commissioners,

In these pages, please find a summary of our Department's activities in 2023, which reflects a deep commitment to our community. I am tremendously proud of our Planning team and Commission – and our work together – to support Nashville.

Six years ago, when I became Executive Director, one of my primary goals was to ensure that Planning evolved to an organization that planned well and deeply at every scale: from detailed site plan; to broader community plan; and finally to strategic city plan – and to be resourced adequately at each scale. This is an important indicator of a healthy practice and organization – and it is also critical for a city experiencing change at the level of Nashville. Growth – and all of its attendant challenges and opportunities – must be met with thoughtful guidance and transparency responsive to the specific needs of our city.

A second goal was to gear a portion of our work towards implementation. Indeed – policies and plans that sit on a shelf do not serve the community well. For example, just this week the first major development phase of the East Bank Vision was submitted to Metro Council for approval. The Vision you approved in October 2022 served as a guidepost for major dealpoints around land uses and design. The city is moving forward with our Vision as a platform for redevelopment.

Since 2018 we have nearly doubled in size and we've added new roles and programs that are positioned to anticipate the needs of our fastest growing areas and address critical infrastructure. We've

developed in-house expertise and on-call external resources that approach planning questions from a professional, interdisciplinary perspective. In 2023, we worked across the board on a range of policies and planning topics that drive positive outcomes around urban design quality, land use/ mobility integration, housing attainability, and other critical objectives.

Taken as a whole, I am pleased to report that we have made excellent progress on the Department's journey towards a more well-rounded and resourced organization. Said differently, we now have a sound organizational platform to continue our work – but we will always seek to grow as individual planners and to improve the quality of our guidance and the quality of our professional work.

Looking towards 2024, I anticipate an emphasis on planning issues around mobility, resiliency and housing – with high quality design informing all practice areas. There are discussions underway about our Department's role in planning for Metro properties and buildings. I will update the Commission as those discussions progress.

In closing, I am incredibly grateful for your continued commitment – as volunteers – to helping create a better, more livable city. As I do each year, I am excited to share with you some of the accomplishments our talented staff achieved over the last year and where we're blazing trails in this new year. I hope you will join me in celebrating their success. None of this is possible without the Commission's support and I look forward to what we can achieve together in the year ahead.



Rendering of East Bank residential street

The Design Studio team has been a crucial part of ensuring high-quality design.



ArcUrban Rendering

02

Design Studio

The Design Studio is responsible for driving high quality urban design outcomes in Nashville. In 2023, the Studio's success included a team restructuring, which is no small task. The team has grown from three to ten people in a matter of a few years and its reorganization defined key practice areas: Design Implementation, Ecological Design, and Urban Design. It also established each member's roles to better support the Department and community in new ways.

The Studio also ensures Metro's own developments are held to the same high standards – including the Second Avenue rebuild, Fire Station 2, the East Bank's South Plaza, Southeast precinct, and more.

The three practice areas include:

DESIGN IMPLEMENTATION

Our downtown continues to attract all kinds of development. The Design Implementation team is tasked with reviewing and advising applicants on large-scale projects in our core. The new ArcUrban model is an important tool for staff

to review applications and how proposed developments will look once completed. This tool helps us visualize a more cohesively developed downtown.

Last year the team integrated 70 projects into ArcUrban. This year the team hopes to make ArcUrban a more prominent part of the application process in the DTC.

ECOLOGICAL DESIGN

Design quality is not just in the man-made, built environment. Our natural assets are an essential feature of city identity and its resilient future. Through the Urban Ecological Framework, natural features will be at the forefront of the planning process and a key consideration for future updates to *NashvilleNext*.

Beyond our hills and our waterways, we also need to think about how we shape new development. Last year, this team drafted new Compact Development standards to provide for more density through smaller lot sizes while also ensuring a balance of open space and recreation. This approach aligns *NashvilleNext*

objectives to increase housing diversity; invest in such diversity on and near corridors; and incorporate green space into our urban fabric. As of this writing, the Compact Development standards have passed second reading at Metro Council.

URBAN DESIGN

With a goal to raise design standards county-wide, the Urban Design team has tackled important projects that look at the importance of design and quality of life. For example, the Bonus Height Program hasn't been reevaluated since 2010 and design priorities have shifted. Staff worked with consultants and community stakeholders to make initial recommendations for the BHP amendment. This year that work continues with a market study to understand further any impacts these updates would have on development.

There's a lot on the horizon in 2024 for Design Studio with their continued crucial work as part of the East Bank Downtown Code expansion, a Belle Meade Highlands study, and more.

03 Housing

In just two short years the Housing Division has built a solid reputation at Metro and around Nashville as a hardworking, entrepreneurial group. This team works closely with the planning sections to understand how our work may directly or indirectly impact housing policy, affordability and supply.

A cross-divisional team (“Planning for Housing”) meets monthly. The meetings, which are open to the entire department, are co-chaired by Housing staff, Community Plans, and Advanced Planning and Research. Topics include Missing Middle Housing, updating NashvilleNext, and the latest Area Median Income (AMI) numbers for Nashville.

The Housing section has also seen significant growth from three to nine members in under two years.

In the last year the Housing Division:

- Launched an Affordable Housing Dashboard, which is updated quarterly, to show data and trends around affordable housing in Nashville, where our stock is, and updates on Barnes Funded projects.
- Administered the growth of the Barnes Fund from \$30 million to \$150 million annually and celebrated 10 years of Barnes Fund achievements, which through 11 Rounds of funding has awarded nearly

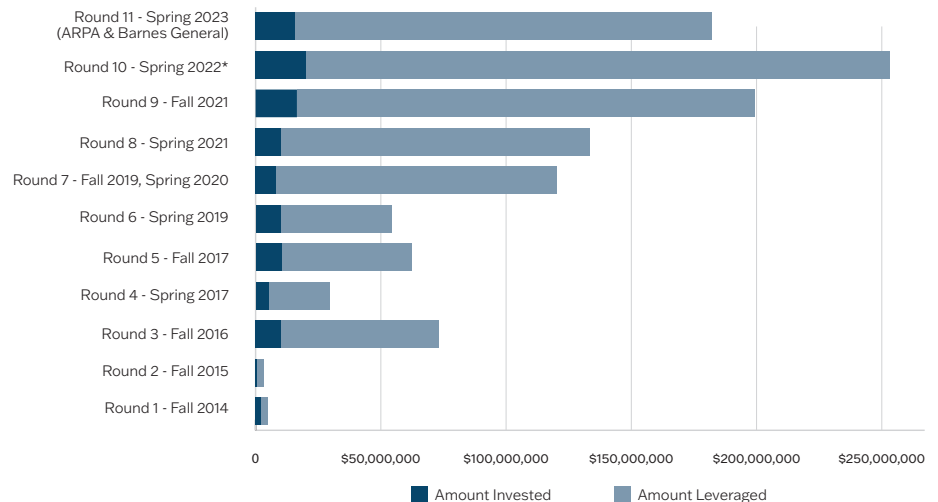
\$110 million to 33 nonprofit organizations that have or will benefit more than 4,700 Nashville families.

- Stood up the Catalyst Fund, which with an initial award of \$20 million in ARPA funds will allow a partner to act swiftly to preserve and purchase affordable housing properties that otherwise may be expiring. The Catalyst Fund is in its final philanthropic fundraising push and will launch later this year.
- Applied for its first HUD Grant for the PRO Housing Grant, which if awarded would allow for a deeper study of missing middle housing, the development of an Affordable Housing Accelerator Program, and a Faith-Based Development Institute.

- Approved several new projects through the first round of the Mixed Income PILOT, which will create more than 466 new affordable housing units, including 46% in the Urban Zoning Overlay (UZO). The team also opened Round 2 of applications for this program.

This team is doing important work to help tackle one of our city’s biggest challenges and I am consistently impressed with their accomplishments in just two short years.

Barnes Funding: Amount Invested and Leveraged



*Round 10 was funded with American Rescue Plan Act (ARPA) funds.

04

Land Development

If there's any team that has felt the direct impacts of our city's growth it is Land Development. They are on the front lines serving an important public-facing role and represent the Department at Metro Council. This team evaluates each project to ensure we are growing in alignment with *NashvilleNext*, and that these developments are being built to our expectations.

Our Land Development team has evolved to meet the demands from growth and development. And, the staff brings deep expertise of the interdepartmental development review process to projects. This team oversees the Stormwater and Land Use study, which we are currently preparing in partnership with Water and Codes. Finally, the team is further developing our relationships with the Metro Council through a new Liaison position.

2023 benchmarks include:

Bonds	208
Community Plan Applications	26
Downtown Code Applications	42
Mandatory Referrals	326
Rezoning	113
Specific Plans	146
Subdivisions	227
Text Amendments	8
Urban Design Overlays	40
Zoning Overlays	44
Zoning Letters	117
Building Permit Reviews	1,423
Critical Lot Reviews	68

The customer service team also answered 3,009 phone calls and helped more than 2,600 in-person customers.

The Land Development staff are on the front lines serving an important customer service facing role.



MARCH 27 1978
NO REFUND - NO EXCHANGE
SEAT 4

Sound Seventy Productions - Con. Arts West presents
JACKSON BROWNE \$7.50
NO REFUND - NO PASS OUT
Patron Must Retain Ticket Stub

ADMIT ONE - THIS DATE
MAR. 27, 1978 - 8 P.M.
SEAT 4

FLOOR
ADMIT ONE - THIS DATE
MAR. 27, 1978 - 8 P.M.
SEAT 5

8 1978

Sound Seventy Productions, Inc. Presents
AN EVENING WITH GENESIS \$7.50
Patron Must Retain Ticket Stub
NO PASS OUT

1978-8:00 P.M.
SEAT 5

ADMIT ONE - THIS DATE
JUNE 28 1987
ADM. \$12.50
NO REFUND - NO EXCHANGE

LIMITED ADVANCE
TKT. NO. 416
BALCONY
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

DIMENSIONS UNLIMITED Presents
PARTY WITH THE STARS
FEATURING
KOOL & THE GANG / CAMEO
MUNICIPAL AUDITORIUM
NASHVILLE, TN
28
1 9 8 0
NASHVILLE, TN
SUNDAY
7:00 P.M.

ADMIT ONE - THIS DATE
MAR. 28, 1987
SEAT 6

ADMIT ONE - THIS DATE
MAR. 28, 1987
SEAT 7

DIMENSIONS UNLIMITED, INC. In Association With
SOUND SEVENTY PRODUCTIONS, INC.
Presents
RUFUS / CHAKA KHAN
MUNICIPAL AUDITORIUM
NASHVILLE, TN
14
1 9 8 0
NASHVILLE, TN
FRIDAY
7:30 P.M.
NO REFUND - NO EXCHANGE - NO PASS OUT
PATRON MUST RETAIN TICKET STUB.

ADMIT ONE - THIS DATE
THU., NOV. 22, 1979 - 8 P.M.
SEAT 7

ADMIT ONE - THIS DATE
JUNE 9 1985
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

NO REFUND - NO EXCHANGE
BALCONY
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

MUNICIPAL AUDITORIUM
NASHVILLE, TENN.
DEC 16
SATURDAY 7:00 P. M.
Sound Seventy Productions, Inc. In Association With Monarch Entertainment Presents
Grateful Dead
Patron Must Retain Ticket Stub
NO PASS OUT
Admission \$8.00
SAT., DEC. 16, 1978 - 7 P.M.

ADMIT ONE - THIS DATE
SAT., DEC. 16, 1978 - 7 P.M.
SEAT 6

ADMIT ONE - THIS DATE
SAT., DEC. 16, 1978 - 7 P.M.
SEAT 7

MUNICIPAL AUDITORIUM
NASHVILLE, TENN.
NOV 22
THURSDAY 8:00 P. M.
Sound Seventy Productions, Inc. Presents
BILLY JOEL
Patron Must Retain Ticket Stub
NO PASS OUT
Admission \$11.50

ADMIT ONE - THIS DATE
THU., NOV. 22, 1979 - 8 P.M.
SEAT 7

ADMIT ONE - THIS DATE
NOV 28 1978
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

NO REFUND - NO EXCHANGE
GENERAL
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

MUNICIPAL AUDITORIUM
NASHVILLE, TENNESSEE
NOV 28
TUESDAY 8:00 P. M.
Sound Seventy Productions, Inc. PRESENTS
THE DOOBIE BROTHERS
NO REFUND - NO PASS OUT
Patron Must Retain Ticket Stub
Admission \$8.00
TUE., NOV. 28, 1978 - 8 P.M.

ADMIT ONE - THIS DATE
TUE., NOV. 28, 1978 - 8 P.M.
SEAT 6

ADMIT ONE - THIS DATE
TUE., NOV. 28, 1978 - 8 P.M.
SEAT 7

MUNICIPAL AUDITORIUM
NASHVILLE, TENNESSEE
FRIDAY 8:00 P.M.
SOUND SEVENTY PRODUCTIONS, INC. presents
ALICE COOPER
TAX INCLUDED
2
1987

ADMIT ONE - THIS DATE
FRI., JAN. 2, 1987 - 8:00 PM
SEAT 7

ADMIT ONE - THIS DATE
JAN 2 1987
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

NO REFUND - NO EXCHANGE
GENERAL
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

JERRY WEINTRAUB & CONCERTS WEST Present
Bob Dylan
MUNICIPAL AUDITORIUM
NASHVILLE, TN
2
1 9 7 8
NASHVILLE, TN
SATURDAY
8:00 P.M.

ADMIT ONE - THIS DATE
WED., JAN. 11, 1984 - 7:30 PM
SEAT 13

ADMIT ONE - THIS DATE
WED., JAN. 11, 1984 - 7:30 PM
SEAT 13

MUNICIPAL AUDITORIUM
NASHVILLE, TENNESSEE
WEDNESDAY 7:30 P.M.
Sound Seventy Productions, Inc. Present
KISS
- \$10.50 -
Wed., Jan. 11, 1984 - 7:30 PM

ADMIT ONE - THIS DATE
WED., JAN. 11, 1984 - 7:30 PM
SEAT 13

ADMIT ONE - THIS DATE
JAN 14 1978
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

NO REFUND - NO EXCHANGE
ADVANCE
GEN. ADM.
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

MUNICIPAL AUDITORIUM
NASHVILLE, TENNESSEE
JAN 14
SATURDAY 7:00 P.M.
Sound Seventy Productions presents
The Charlie Daniels Band
VOLUNTEER JAM IV
Gen'l Adm.-Advance \$6.00
Patron Must Retain Ticket Stub
NO PASS OUT

ADMIT ONE - THIS DATE
SAT., JAN. 14, 1978 - 7 P.M.
SEAT 2050

ADMIT ONE - THIS DATE
SAT., JAN. 14, 1978 - 7 P.M.
SEAT 2050

IN CONCERT
★ **ELVIS** ★
MUNICIPAL AUDITORIUM
Nashville, Tenn.
01
1 9 7 3
SUNDAY
Doors Open-7 PM
SHOWTIME-8:30 PM

ADMIT ONE - THIS DATE
SAT., JAN. 14, 1978 - 7 P.M.
SEAT 2050

ADMIT ONE - THIS DATE
NOV 25 2000
ADM. \$8.00
TAX \$1.53
TOTAL \$9.53

NO REFUND - NO EXCHANGE
FR-01
NO REFUND - NO EXCHANGE
ADM. \$8.00
TAX \$1.53
TOTAL \$9.53

PRINCE
HIT N' RUN TOUR 2000

NASHVILLE MUNICIPAL AUD.
SAT NOV 25 2000 8:00PM

ADMIT ONE - THIS DATE
SAT., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

ADMIT ONE - THIS DATE
SAT., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

BEAVER PRODUCTIONS Presents
ZZ TOP
MUNICIPAL AUDITORIUM
NASHVILLE, TENNESSEE
25
SUNDAY
8:00 P.M.
NOV. 25, 1979

ADMIT ONE - THIS DATE
FRI., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

ADMIT ONE - THIS DATE
NOV 4 1977
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

NO REFUND - NO EXCHANGE
MEZZANINE
NO REFUND - NO EXCHANGE
ADM. \$12.50
TAX \$1.53
TOTAL \$13.50

MUNICIPAL AUDITORIUM
NASHVILLE, TENN.
NOV 4
FRIDAY 8:00 P. M.
Sound Seventy Productions, Inc. presents
CHICAGO
Patron Must Retain Ticket Stub
NO PASS OUT
Admission \$6.50
FRI., NOV. 4, 1977 - 8:00 P.M.

ADMIT ONE - THIS DATE
FRI., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

ADMIT ONE - THIS DATE
FRI., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

BEAVER PRODUCTIONS PRESENTS
LOVERBOY
MUNICIPAL AUDITORIUM
NASHVILLE, TN
27
1 9 8 6
NASHVILLE, TN
MONDAY
8:00 P.M.
NO CAMERAS OR TAPE RECORDERS ALLOWED

ADMIT ONE - THIS DATE
FRI., NOV. 4, 1977 - 8:00 P.M.
SEAT 1

Photo by Dylan Mullins on Unsplash

05

Long Range Planning

The Long Range Planning teams are designed to think holistically about planning problems and opportunities. Inherently forward-looking, they tackle work at a variety of scales and bring a diverse and interdisciplinary perspective to projects. They work hard to build trust with the community and Metro Council through public meetings and generate data and analysis for complex projects and policies.

Last year, the Advanced Planning and Research team took on planned and unplanned work. With the unexpected requirement for a second round of redistricting, this team led six community meetings and 58 Council and Planning Commission meetings – in just 21 days. They continue to get accolades for the level of transparency they brought to the redistricting process.

This team also worked on:

- **THE NASHVILLE INDEPENDENT VENUES STUDY (NIVS)** which evaluates how Nashville’s small music venues are impacted by growth. Venue owners, community stakeholders, and artists provided input about the underlying issues and obstacles that make it difficult for these places to thrive. We anticipate more to come as this study wraps up later this year.

- Developing a plan for Metro’s surplus property from interdepartmental conversations across Metro to garnering community input on what they would like to see done with these sites on Brick Church Pike and in Bellevue.
- Providing support for the Capital Improvement Budget and Capital Spending Plan process for the Mayor’s Office and Council.

The Community Plans team hosted 133 community meetings and the Planning Commission approved 22 community plan amendments, which each represent community and policy work. This team is evaluating updates to *NashvilleNext* in the coming year. In 2024, this team will conduct several studies:

- **MULTIMODAL MOBILITY PLAN** Planning will work with our partners at NDOT and WeGo to evaluate our Major and Collector Street Plan (MCSP) and provide any updated land use recommendations to enhance our county’s mobility plan.
- **NORTH NASHVILLE/ JEFFERSON CORRIDOR STUDY** Staff will also partner with NDOT on the North Nashville Community Engagement and Jefferson Street Corridor Planning and Environmental Linkages (PEL) Study. Working with community members, this study will identify planning

issues in North Nashville and develop strategies to improve the Jefferson Street corridor in particular.

Last year was our first full year with the new Project Management team, which has been a significant asset to our department in providing continuing technical assistance across all teams.

Over the last year, this team expanded the department’s project management practice while also overseeing more than a dozen projects – including the Global Mall Study, 88 Hermitage Study, and the Edgehill Neighborhood Plan. The team anticipates initiating another dozen projects in the upcoming year.

This team also oversaw the build-out and deployment of the IDIQ program. Planning is an interdisciplinary profession, requiring a wide variety of skillsets and backgrounds: the IDIQ program provides access to a range of experts that can provide on-call services, as needed. Given the scope and range of planning questions and issues before the Department, this tool has been a significant resource, both from an operations perspective and substantively.

The Long Range Planning teams serve a significant role within the Department and Metro as a whole, and I look forward to seeing their continued growth and contributions to our community.

06

Operations

None of the growth from the past year would have been possible without a robust operations team to support our staff.

None of our success would be possible without a robust operations team.

Our Human Resources team hired 17 new staff members last year and professionalized our staff evaluations program. With the additional hires we are outgrowing our space and the operations team has worked with Design Studio to create new cubicle spaces and phone booths.

The communications team added a graphic designer for the first time in the Department's history and within the first three months took on a rebranding effort for a new logo (the first change in over a decade). The team also developed branding guidelines, department-wide PowerPoints and assisted with communications and graphic design needs across the department and in support of the Mayor's Office.

With the growth, our finance and budget needs have become more complex and our finance team has done a great job establishing quality control measures,

including assisting with grants, researching and reconciling Barnes funding with legislation, and developing new procurement standards for our Department.

The Mapping, GIS and ITS divisions of Planning have taken on important projects that are helping with the Department's organization including converting old files into digital format. The team will bring an independent contractor on board to help with organizing the newly scanned files.

Mapping maintained the 294,894 parcels in Davidson County to provide accurate property records, including tax data.

The Mapping team was also responsible for:

- Updating the 1987 edits:
 - » 149 plats
 - » 101 sidewalks
 - » 594 master deeds
 - » 186 deeds
- Correcting 938 map errors
- Editing 43,525 parcels
- Creating 4,208 new tax parcels

07

Conclusion

I am incredibly proud of our accomplishments in 2023 – and in our evolution towards a more robust planning platform with a deep bench of expert, dedicated professionals. I am thrilled to see what we will achieve together in 2024 with so many exciting endeavors underway.

Thank you, Commissioners, for your service, your thoughtful guidance and your oversight of our Department. It makes us better each and every year.



NASHVILLE
PLANNING

Metro Nashville Planning Department
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