



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

Scott Potter, Director
Metro Water Services
1600 2nd Ave North
Nashville, TN

Re: Sanitary sewer extension and expansion policy and the General Plan for Nashville and Davidson County (NashvilleNext)

Areas designated as T2 Rural or as CO Conservation within a T2 Rural context in NashvilleNext are intended to remain rural in character until the Planning Commission acts to change their designation. Rural character, generally and for each policy, is defined in NashvilleNext (Community Character Manual, Volume III) and relies on low densities of development that may be incompatible with the availability of sanitary sewer connections. The provision of sanitary sewer is one of the most important factors in allowing urban or suburban levels of development. Providing public sanitary sewers generally leads to increased demand for residential development, schools, parks, roads, fire and police protection, and many other services provided by the government. As such, the extension of sanitary sewers has to be carefully considered in light of the potential availability and need for other urban services. The Land Use, Transportation, and Utilities Element of NashvilleNext includes Policy 9.4, which also states that sanitary sewer extensions and expansions should not occur in these areas without careful planning and consideration through the Planning Commission.

PLANNING COMMISSION AUTHORITY

The Planning Commission recognizes that Metro Water Services does not have the authority to refuse sewer service to customers seeking to connect to, and pay for, Metro Water Services' system. The Planning Commission, however, does have the authority to review where utility extensions (both public and private) are provided.

In discussing the duty of the Planning Commission to make and adopt a General Plan for the physical development of the county, Section 13-4-201 of the Tennessee Code Annotated states the plan shall "identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities" and may include "the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, sanitation, transportation, communication and other purposes."

Section 11.504 of the Charter of the Metropolitan Government of Nashville and Davidson County gives the Planning Commission all of the power, duties, and responsibility granted by state law, with specific authority to “(e) Make, amend and add to the master or general plan for the physical development of the entire metropolitan government area.”

Section 11.505 of the Charter states that, under the guidance of the General Plan, “no public utility whether publicly or privately owned, shall be constructed or authorized in the area under the jurisdiction of the metropolitan government until and unless the location and extent thereof shall have been submitted to and approved by the planning commission.”

PLANNING COMMISSION’S SEWER EXTENSION POLICY

In accordance with Section 11.505 of the Charter, Metro Water Services refers requests to extend sewer service to the Metro Planning Commission. To maintain rural character and to be consistent with NashvilleNext, it is the policy of the Planning Commission to recommend disapproval of any extension of sewer service to areas designated as a T2 Rural or as CO Conservation within a T2 Rural context, as well as any expansion of current sewer service beyond what is necessary to adequately serve current customers, unless the Director of the Metro Water Services has determined that there are health and safety issues that require the extension or expansion. Property owners in these rural areas wishing to develop their property more intensely than these policies allow should submit a request to change the relevant area to a non-rural policy within NashvilleNext.

Areas designated as T2 Rural or as CO Conservation within a T2 Rural context are shown on the Metro Maps website (<https://www.nashville.gov/Planning-Department/Mapping-and-GIS/PropertyMapping.aspx>). Affected properties will also be flagged in CityWorks. Both the website and CityWorks will be updated to reflect plan amendments as they occur.

Sincerely,



J. Douglas Sloan, III
Executive Director
Metro Nashville and Davidson County Planning Department

cc: *via email only*
Vice Mayor David Briley and Members of the Metropolitan Council
Mike Jameson, Director, Metro Council Office
Hal Balthrop, P.E., Water Services Assistant Director
Cyrus Toosi, P.E., Water Services Assistant Director