



GREATER NASHVILLE
REGIONAL COUNCIL

Planning Commission

Planning Training

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Topics to be discussed

- ✓ Legal Basis for Planning
- ✓ Roles & Relationships of Governing Board, Planning Commission, BZA, and Staff
- ✓ Comprehensive Plans and Other Plans
- ✓ From Plans to Codes- Subdivision Regulations & Zoning Ordinances
- ✓ Considerations for Decision-Making
- ✓ Rules of Procedure & Professional Conduct
- ✓ Open Meeting Law and Public Hearings
- ✓ Conflicts of Interest



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Comprehensive Plans and Other Planning Related Plans

Long-Range Planning

Long-range planning / comprehensive planning is an important management tool. Plans provide a vision for the future and consists of goals and policy recommendations for public investments and programs. They are used to promote orderly and rational development.

Plans include:

- Comprehensive Plan
- General Plan
- Future Land Use Plan
- Major Thoroughfare Plan (MTP)

What is a Comprehensive Plan?

- A Comprehensive Plan is defined as a plan for development of an area which recognizes the physical, economic, cultural, political, aesthetic, and related factors of the community involved.
- It consists of policy statements, goals and objectives, standards, maps, and statistical data for the physical, cultural, and economic development of the community;
- It looks beyond current issues;
- It recommends specific changes or improvements to be made in the future;
- It provides the “plan” for local land use controls;

Comprehensive Plan



- The Planning Commission adopts the official general plan for the physical development. The legislative body is not required to adopt.
- The implementation tools are the subdivision regs, zoning ordinance and other land development regs.

Major Thoroughfare Plan

- It is a long-range plan that shows the vision for the jurisdiction's transportation network.
 - Identifies the location and types of roadway facilities and other mobility facilities that are needed to meet the projected long-term growth
- Provide guidance for future growth and is a regulatory plan for public investments and future improvements.
- The implementation tools are the subdivision regs, zoning ordinance and other land development regulations intended to preserve future corridors.



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Codes - Ordinances and Regulations

Current Planning

Current planning consists of the review and approval of projects and activities for consistency with the Municipal or County land development regulations, such as:

- Comprehensive Plan & Future Land Use Map
- Major Thoroughfare Plan
- Subdivision Regulations
- Zoning Ordinance/Resolution
- Design Review

What is Development Review?

Development review is conducted to ensure that adequate infrastructure and basic services are available to support new development and in compliance with the municipal or county's plans, regulations, ordinances, and codes.

It includes evaluating projects and making recommendations for land development proposals / uses to the Planning Commission, Boards of Zoning Appeals, and the elected body.

Projects are submitted monthly by developers or property owners for development review and approval by the Planning Commission, Board of Zoning Appeal or, for smaller projects and activities, by staff.

What are we reviewing?

Types of Documents Submitted	Documents Used in the Review
<ul style="list-style-type: none">• Subdivision Plats• Site Plans• Master Plans / Planned Unit Developments• Rezoning• Variances• Special Exception / Conditional Use• Annexations• Amendments to approved plans	<ul style="list-style-type: none"><input type="checkbox"/> Comprehensive Plan<input type="checkbox"/> Future Land Use Map<input type="checkbox"/> Major Thoroughfare Plan/Map<input type="checkbox"/> Subdivision Regulations<input type="checkbox"/> Zoning Ordinance/Resolution<input type="checkbox"/> Design Review Manual

Subdivision Regulations

TCA gives local govts, via the planning commission, the authority to adopt and enforce subdivision regulations. §13-4-303 and § 13-3-403.

“May provide for the harmonious development of [their jurisdiction] and its environs; for the coordination of streets ... with other existing or planned streets; for adequate open spaces for traffic, recreation, light, and air; and for [the planned] distribution of population and traffic which will tend to create conditions favorable to the public’s health, safety, convenience and prosperity.”

“The extent to which and the manner in which streets shall be graded and improved; and water, sewer, and other utility mains, piping, connections and other facilities shall be installed as a condition precedent to the approval of the plat.”

What is a subdivision in TN?

T.C.A. § 13-3-402(a), T.C.A. § 13-4-302(a). "Subdivision" means:

- dividing a tract or parcel into two or more lots, sites, or other divisions requiring new street or utility construction; or
- any division of five or fewer acres for sale or building development.

The term “utility construction” does not include the extension of individual service pipes or lines to connect a single site to an existing utility main. T.C.A. § 13-3-401, T.C.A. § 13-4-301.

Subdivision Regulations

- Set the procedures and development standards for the subdivision of land within the city or county, including requirements for design principles, suitability of the land, streets and alleys, lots, and easements.
- It also provides the infrastructure requirements, such as water supply, sanitary sewerage, stormwater management, fire hydrants, right-of-way dedication, street lighting, underground utilities, parkland improvements, and landscape improvements.

Subdivision Regulations

It sets the process and requirements for:

- Plat Approval Procedures
- Design Standards
 - Lot requirements
 - Streets and driveways
 - Utilities
 - Natural features
 - Pedestrian facilities

Variations of Subdivision Plats

In some communities, the process is broken into steps depending on if there is a minor and major subdivision classification:

- Sketch Plat
- Preliminary Plat
- Final Plat

Minor & Major subdivision will be defined in the Definitions section and typically has a threshold such as number of lots and/or new infrastructure.

Zoning Ordinance / Resolution

- Pursuant to T.C.A. §13-7-201, the zoning ordinance may *"regulate the location, height, bulk, number of stories, and size of buildings and other structures; the percentage of the lot that may be occupied; the sizes of yards, courts, and other open spaces; the density of population; and the uses of buildings, structures, and land for trade, industry, residence, recreation, public activities, and other purposes ..."* and,
- Establish special districts or zones *"subject to seasonal or periodic flooding ... and such regulations may be applied therein as will minimize danger to life and property."*

Zoning Ordinance / Resolution

- Is a tool to implement the vision of a plan
- Is the legislative method of controlling land use by regulating such considerations as the type of buildings (e.g., commercial or residential) that may be erected and the population density.
- It is accomplished by dividing land area into zoning districts, each having specific conditions under which land and buildings may be legally developed and used.
- It consists of an ordinance/resolution **and** a map



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Considerations for Decision-Making

Questions to Consider

- What is the **current land use**?
- Do adopted plans identify **future land uses**?
- **Availability of utilities** and infrastructure (both current and proposed)?
- Impacts relative to traffic? Does the **thoroughfare plan** identify upcoming improvements?
- If adjacent to a neighboring jurisdiction, what Plans/Zoning/ Service provision and other impacts should be considered?
- Are there **Citizen Concerns**? Is there “clarity and correctness?”
- What **additional information** do you need, from whom, to make an informed decision?



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Thank you!