

South Nashville Urban Design Overlay

2025



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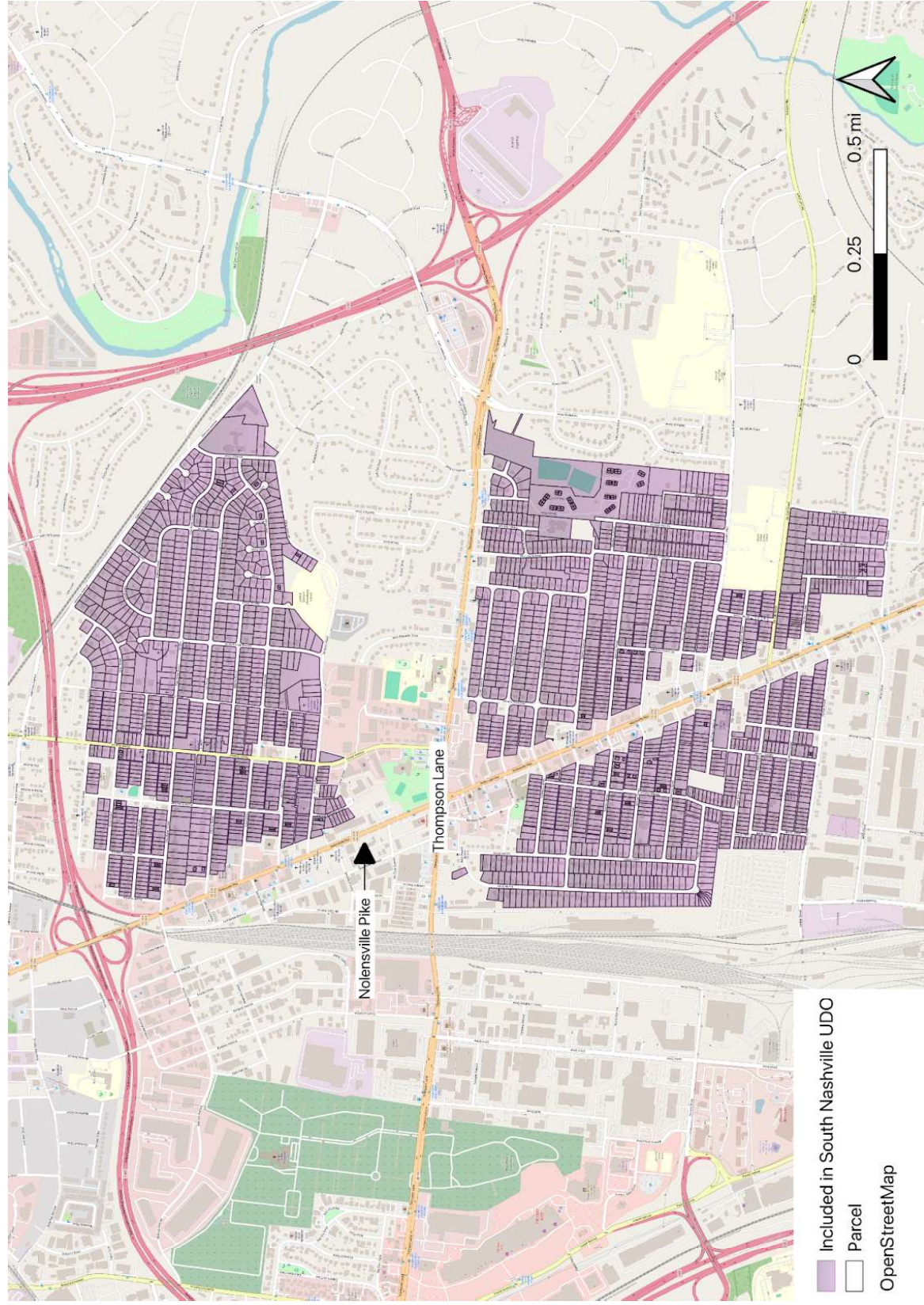
Section I: Introduction

Intent	Goal
The purpose of the South Nashville Urban Design Overlay (UDO) and associated rezoning is to bring the zoning of District 16 into alignment with the Community Plan adopted with <i>NashvilleNext</i>, Nashville's comprehensive plan. The UDO and associated rezoning will proactively guide the growth of the district in a comprehensive way that maintains and enhances the neighborhood's character consistent with the community vision established during the extensive outreach conducted with <i>NashvilleNext</i>.	Enable more housing to be provided in neighborhoods while also applying additional zoning standards that ensure context appropriate design that resembles the neighborhood's character. The goal of this UDO is consistent with the goals of the comprehensive plan, <i>NashvilleNext</i>.

How to Use This Document

- 1. Determine the relevant base zoning:** Look up the base zoning of a parcel by using Parcel Viewer (<https://maps.nashville.gov/ParcelViewer/>). Parcels can be searched by address, parcel number, or parcel owner.
- 2. Ensure the proposed design and use(s) conform to the base zoning requirements of Chapter 17 of the Nashville and Davidson County Code of Ordinances.**
(https://library.municode.com/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances?nodeId=CD_TIT17ZO).
- 3. Ensure the proposed design conforms to the requirements of the South Nashville UDO:** All parcels within the UDO boundary are subject to the standards found within this document

Overlay Map



South Nashville UDO

Section II: Application & Compliance

Compliance Provisions

1. Full compliance with the standards of the UDO shall be required when any property within the UDO boundary is redeveloped or vacant property is developed.
2. New additions to buildings that existed prior to the adoption of this UDO are exempted from the standards of this UDO and shall comply with the base zoning requirements.
3. When a new structure is built on a lot with multiple structures, the new structure shall comply with all applicable UDO development standards.

Overlapping Codes & Plans

Base zoning district standards, including those within the Urban Zoning Overlay (UZO), that are not varied by the provisions set forth in the South Nashville UDO shall apply to all property within the UDO boundary. If a property is zoned Specific Plan (SP) or Planned Unit Development (PUD) then all standards contained within the SP or PUD shall apply and the property is exempt from this UDO. The UDO boundaries only apply to residentially zoned property, future rezoning of any parcels within the UDO boundary to a mixed-use or non-residential zoning district shall exempt that parcel from the requirements of this UDO.

Process

Prior to applying for a building permit, applicants shall apply for a UDO Final Site Plan Applications with the Planning Department. The Final Site Plan shall be reviewed and approved by all departments prior to the issuance of the building permit.

Applicants are encouraged to contact Metro planning staff early in the design process for a pre-application meeting. Where physical constraints exist on a site within the UDO, the planning staff may review, through the modification process, alternate design solutions that achieve the intent of the UDO.

Nonresidential or mixed-use structures within the UDO boundary are exempt from the requirements of this UDO. Multi-family structures within the UDO boundary are subject to the requirements of the UDO

Following the approval of the Final Site Plan, a Final Plat may be required to establish lots, rights-of-way, and easements.

Modifications

Modifications to the standards of the UDO may be necessary due to site-specific issues. Any standard within the UDO may be modified as long as the following is met:

- the intent of the standard is met despite the modification;
- the modification results in better urban design for the neighborhood as a whole;
- the modification does not impede or burden existing or future development of adjacent properties.

The Planning Commission or Planning Department staff may approve modifications as follows:

- The Planning Department staff may approve minor modifications, those containing deviations of 25 percent or less of a numerical standard.
- Major modifications, deviations of more than 25 percent, shall be considered by the Planning Commission.
- Gross Floor Area (GFA) is not eligible for modification.

Section III: UDO Standards

Bulk Standards

Minimum Lot Size	No minimum lot size shall apply.
Max. ISR	Maximum Impervious Surface Ratio (ISR) of 0.7 for two-family and multi-family land uses. Maximum ISR of 0.4 for single-family uses.
Minimum Street Setback	A minimum street setback of 80% of the average of the street setback of the 2 lots abutting each side of the lot, not to exceed a requirement of 30 feet shall apply. If less than 4 of the lots are developed, a minimum of 80% of the average of the developed lots shall be apply. If less than 2 developed lots exist to average, a minimum street setback of 10' shall apply. Corner lots shall have a 10' street setback on the secondary street frontage.
Side setback	Minimum 5 feet
Height	- Maximum 35 feet for interior lots and 45 feet for corner lots. - No maximum height at setback line or slope of height control plane requirements shall apply within the UDO. - Height shall be measured from the average natural grade at the front property line to the midpoint between the roof ridge and roof eaves or to the eaves as long as there is no habitable space above the eaves.

Permitted Gross Floor Area (GFA) *Replaces FAR requirements of Chapter 17	• Single-family land uses do not have a GFA requirement. • Two-family land uses have a permitted GFA of 3200 square feet and every additional dwelling unit adds 1600 square feet of permitted GFA. The total GFA can be divided between units. • All existing units exceeding 1600 square feet of floor area shall be capped at 1600 for the purpose of the permitted GFA calculation and every new additional unit adds 1600 square feet of permitted GFA. • There is no GFA requirement for additions to structures that existed prior to the adoption of this UDO. • Enclosed vehicle parking and unenclosed building space do not count towards GFA.
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Material Standards

Materials	• Building façades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, metal paneling or siding, and glass, or materials substantially similar in form and function. • Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials for all public streets.
Glazing	• Residential glazing for public street facing facades shall be a minimum of 20%. The public street facing facade shall be measured from the top of the foundation to the roof eave.
Porches	• Front porches shall have a minimum clearance depth of 6 ft.
Fences & Walls	• Razor wire or barbed wire on fences or walls shall be prohibited.

Massing Standards

Massing	• Buildings shall avoid long, monotonous, uninterrupted wall planes facing public streets. • Wall planes for public street façades shall not exceed 25 ft in length without a change in plane by means such as a porch, stoop, vertical recess or projection, or side-wing recess. • Changes in plane shall be related to the structure of the building, such as to designate entrances, organization of interior spaces, or differentiation of units. False fronts, insubstantial parapets, or other changes in plane merely for visual effect are prohibited. • Structures with façades 40 ft wide or greater shall have porches or stoops that differentiate ground floor units.
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Landscape Standards

Design	• Foundation plantings shall be shown abutting foundations and walls when these elements face the public street. • Landscape buffer yards are not required within the UDO. • TDU requirements of Chapter 17 shall apply within the UDO. All tree and shrub species shall be chosen from the recommended tree and shrub list maintained by the Metro Urban Forester. Non-recommended trees and prohibited shrubs shall not be used.
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Street Trees	• When sidewalks are required, street trees shall be planted. These trees shall count towards a project's TDU requirement. • When overhead utility lines are present, understory trees spaced every 20 ft. shall be planted; when overhead utility lines are not present, canopy trees spaced every 30 ft. shall be planted.
Parking & Access Standards	
Parking	• No minimum or maximum parking requirements shall apply within the UDO.
Access	• For properties with alley access, vehicle access is limited to the alley. For properties without alley access, driveways are limited to one per lot per public street frontage. All reasonable efforts shall be made to consolidate circulation and minimize the number and size of curb cuts. This may include shared access or alley improvements, if the project is proximate to an improved alley. • Parking pads shall be contained to the side or rear of the public street facing facade. • For one unit properties, driveways loading from a public street shall be no more than 12 feet wide. • For duplex and multi-family properties, driveways loading from a public street shall be no more than 18 feet in width for the first 20 feet. • No driveways or parking pads, pervious or impervious, are permitted in front of the primary facade, facing the street.