



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2020-197, **Version:** 2

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area of Nashville & Davidson County.

WHEREAS, the Antioch area has experienced unprecedented growth and development in recent years, including substantial multifamily developments, leading to increasing pressures upon existing infrastructure, public facilities, and services; and

WHEREAS, for a variety of reasons, the number of Antioch residents who participated in the Nashville Next planning process was lower than other areas of Nashville, which means many residents did not voice their legitimate density concerns at the time; and

WHEREAS, the Metropolitan Planning Department will be conducting a study of the Antioch area to determine whether the existing and planned infrastructure and public facilities are sufficient to meet the projected density resulting from multi-family development; and

WHEREAS, in the interim, it is fitting and proper that the Metropolitan Council declare a temporary moratorium upon new construction of multi-family developments on properties within portions of the Antioch area.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That a 120-day moratorium is hereby declared upon the issuance of any building or grading permit by the Metropolitan Department of Codes Administration for any multi-family development for property within portions of the Antioch area, the geographic boundaries of which are set forth in the attached Exhibit 1 and as further depicted on the map attached hereto as Exhibit 2. The study to be conducted by the Metropolitan Planning Department should include an assessment of the capacity to deliver public services to the area, including but not limited to, public safety facilities, roadways, sidewalks, stormwater, and school capacity. Further, the study should make recommendations to the Council regarding modifications to the community plans and policies to address any deficiencies noted, as well as any necessary zoning changes.

Section 2. This Ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance, as substituted and amended, declares a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area of Nashville and Davidson County.

The moratorium on building and grading permits is to allow the Planning Department to conduct a study of the Antioch area to determine whether existing and planned infrastructure and public facilities are sufficient to meet the projected density resulting from multi-family development. This study is to include an assessment of the capacity to deliver public services to the area, including but not limited to, public safety facilities, roadways, sidewalks, stormwater, and school capacity. It will also make recommendations to the Council

regarding modifications to the community plans and policies to address any deficiencies noted and any necessary zoning changes. The moratorium would not affect a project that has vested.

An amendment added at the February 2 meeting defines the boundaries of the moratorium as the Antioch-Priest Lake Community Plan area, as defined in the NashvilleNext plan. A map of the area is attached to the ordinance as Exhibit 2.

The planning commission is scheduled to consider this proposal at its February 11 meeting.