

SECOND SUBSTITUTE ORDINANCE NO. BL2021-797

An Ordinance amending Section 17.12.070 of the Metropolitan Code to amend the requirements of the residential floor area ratio bonus in mixed use (Proposal No. 2021Z-011TX-001).

BE IT ENACTED BY THE METROPOLITAN COUNCIL OF NASHVILLE & DAVIDSON COUNTY:

Section 1. That Section 17.12.070 of the Metropolitan Code is hereby amended by deleting the existing Subsection B and adding the following language as a new Subsection B:

B. Residential Bonus in the MUN and MUL Zoning ~~Mixed Use, ORI, ORI-NS, ORI-A, ORI-A-NS, CF, CF-NS~~ Districts.

1. For property located ~~either (a) in the MUI, MUI-NS, MUI-A, and MUI-A-NS district, or (b) within the urban zoning overlay district and within the MUN, MUN-NS, MUN-A, MUN-A-NS, MUL, MUL-NS, MUL-A, and MUL-A-NS zoning any mixed-use, ORI, ORI-NS, ORI-A, ORI-A-NS, CF, or CF-NS district,~~ in any building where at least twenty-five percent of the floor area (exclusive of parking) is designed and constructed for residential occupancy, ~~the floor area designed and constructed for residential use shall not be counted in determining the floor area ratio of the building~~ a bonus value of 1.0 may be applied to the permitted FAR of the zoning district. This bonus floor area shall be utilized for residential uses only. This ~~uncounted~~ bonus floor area benefit shall not be combined with any other bonus allowed under this section or Section 17.36.090.
2. In any development that uses the ~~uncounted~~ floor area bonus ~~benefit in subsection (B)(1)~~ of this section, the following uses shall be prohibited from the development:
 - a. Short Term Rental Property – Owner Occupied
 - b. Short Term Rental Property – Not Owner Occupied

Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Brett Withers
Member of Council