

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1270

Mr. President –

I hereby move to amend Ordinance No. BL2022-1270 as follows:

I. By amending Section 1, by modifying proposed Metropolitan Code of Laws Section 17.12.030.C.3 as follows:

3. In residential areas with an established development pattern the following standards shall apply:
 - a. ~~¶~~The minimum required street setbacks for the R, RS and MHP districts shall be the average setback of the four nearest single-family or two-family houses on the same block face that are oriented to the same street and that follow the established development pattern.
 - b. When there are ~~less~~ fewer than four single-family or two-family houses on the same block face that are oriented to the same street and that follow the established development pattern, then the minimum required street setback shall be the average setback of all single-family or two-family houses on the same block face that are oriented to the same street and that follow the established development pattern.
 - c. The existence of an established development pattern shall be determined by the zoning administrator who has the discretion to exclude any property that has a setback disproportionate to the other houses on the block face.
 - d. When there are no other single-family or two-family houses on the same block face, oriented to the same street and that follow the established development pattern, then the value provided in Table 17.12.030A shall determine the setback.
 - e. In the MUN and MUL districts, the average street setback of existing structures along the same block face may be applied to new construction on that block, if determined appropriate by the zoning administrator to maintain or reinforce an established form of character of development.

II. By amending Section 3 as follows:

Section 3. This Ordinance shall take effect on October 1, 2022 after ~~upon~~ publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Russ Pulley
Member of Council