

SUBSTITUTE ORDINANCE NO. BL2025-820

An ordinance amending Chapter 17.40 of the Metropolitan Code of Laws to require ~~mailed written~~ notices ~~to the district council member~~ for certain final site plans (Proposal No. 2025Z-003TX-001).

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

Section 1. That Chapter 17.40 of the Metropolitan Code is hereby amended by adding the following as a new Section 17.40.175:

17.40.175 – Notice of final site plan.

- A. Prior to the approval of a final site plan or issuance of a zoning permit for new construction, the applicant shall provide mailed written notice to ~~all property owners within one thousand feet of the district council member in whose council district~~ the subject property or properties included in the final site plan is located in if the following characteristics are met:
1. The final site plan includes five or more dwelling units.
  2. The property or properties included in the final site plan have maintained the same zoning district for four or more years prior to the application for a final site plan.
  3. The property or properties included in the final site plan are located within one thousand feet of a property zoned RS, R, or RM.
  4. Final site plans that include properties zoned DTC shall be excluded from this requirement.
- B. The mailed written notice shall include the total number of dwelling units proposed.
- ~~C. Properties owned by the applicant shall not be included in the required mailing.~~
- ~~D. In addition to notification of individual property owners, an incorporated condominium association registered with the metropolitan clerk as requesting notification shall also be notified.~~

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect 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:

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Jordan Huffman  
Member of Council