

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-186

Madam President –

I hereby move to amend Ordinance No. BL2024-186 as follows:

I. By Amending Exhibit A by deleting the proposed modification to Subsection D of 17.16.030 in its entirety and replacing it with the following:

D. ~~Two-Family Dwellings Structures.~~

1. In RS and RS-A zoning districts, the two-family use shall only be permitted within the Urban Services District (USD), excluding the area bounded by Thompson Lane from Interstate 65 to the CSX railroad right-of-way, the CSX railroad right-of-way from Thompson Lane to Veritas Street, Veritas Street from CSX railroad right-of-way to Trousdale Dr, Trousdale Drive from Veritas Street to Allied Drive, Allied Dr from Trousdale Dr to Nolensville Pike, Nolensville Pike from Allied Dr to Brewer Dr, Brewer Dr from Nolensville Pike to Edmondson Pike, Edmondson Pike from Brewer Drive to Old Hickory Boulevard, Old Hickory Boulevard from Edmondson Pike to Valley View Road, Valley View Road from Old Hickory Boulevard to Cloverland Drive, Cloverland Drive from Valley View Road to Church Street East, Church Street East from Cloverland Drive to the county boundary, the county boundary from Church Street East to Interstate 65, and Interstate 65 from the county boundary to Thompson Lane.
2. In the AG, AR2a, RS, RS-A, R, and R-A districts , two-family dwellings may be permitted on any lot provided two-family structures shall have a roof structure with a minimum pitch of not less than thirty (30) degrees; provided, however, that the roof structure may have a minimum pitch of less than thirty (30) degrees if three or more structures on the same block face that are oriented to the same street have roof structures with minimum pitches of less than thirty (30) degrees.
- ~~1. The lot is legally created and is of record in the office of the county register prior to August 1, 1984;~~
- ~~2. The lot is created by the subdivision of a parcel of land in existence prior to August 1, 1984 into no more than three lots; or~~
- ~~3. The lot is part of a subdivision having preliminary approval by the metropolitan planning commission on or before August 15, 1984, and having commenced any substantial site development or infrastructure improvements, such as utilities and streets, and a portion of such subdivision is recorded in the office of the county register prior to April 1, 1985; or~~
- ~~4. The following:~~
 - ~~a. The lot is part of a subdivision,~~
 - ~~b. The subdivision has been approved by the metropolitan planning commission, and~~
 - ~~c. The total number of lots permitting two family dwellings within the subdivision shall be limited to not more than twenty five percent of the total number of lots within the subdivision, and~~
 - ~~d. The total number of lots within the subdivision permitting two family dwellings shall be computed by disregarding and eliminating any and all fractions of a permitted two family dwelling which results from the application of the twenty five percent limitation to the total number of lots within the subdivision, and~~

- ~~e. The lots permitting two family dwellings are identified on the final plat and the locations of the two family dwellings have been approved by the metropolitan planning commission so as to minimize the impact on any existing single family development, and~~
- ~~f. The final subdivision plat has been recorded in the office of the county register; or~~
- ~~5. The lot is part of a planned unit development authorizing two family structures as enacted by the metropolitan council.~~

INTRODUCED BY:

Courtney Johnston
Member of Council