

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-184

Madam President –

I hereby move to amend Ordinance No. BL2024-184 as follows:

I. By amending Section 1 as follows:

Section 1. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the existing definitions for “accessory ~~building~~ dwelling, detached”, “multi-family”, “residence for handicapped, more than eight individuals”, and adding the following new definitions in alphabetical order:

“Detached accessory dwelling unit” means a detached dwelling unit separate from the principal single-family structure on a lot located within a historic overlay district, within any urban design overlay with development standards for detached accessory dwellings, on any lot with an improved alley abutting the rear or side property line or on any lot over fifteen thousand square feet. The dwelling shall be clearly subordinate in size, height, and purpose to the principal structure, it shall be located on the same lot as the principal structure, but may be served by separate utility meter(s) and is detached from the principal structure. A detached accessory dwelling unit can be an independent structure or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.

“Multi-family” means three or more dwelling units on a single lot or parcel of land.

“Residence for persons with disabilities, more than eight individuals” means a group of more than eight unrelated persons with disabilities, including two additional persons acting as support staff or guardians, living together as a single housekeeping unit. For purposes of this subsection, “persons with disabilities” includes persons with a physical or mental impairment which substantially limits one or more of such person’s major life activities, a record of having such an impairment, or being regarded as having such an impairment; provided, however, such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, “physical or mental impairment” includes drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism pursuant to 24 C.F.R. § 100.201. For the purposes of this subsection, “persons with disabilities” does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.

II. By amending Section 2 as follows:

Section 2. That the zoning district land use table in Section 17.08.030 of the Metropolitan Code is amended by replacing “accessory ~~building~~ dwelling, detached” with “detached accessory dwelling unit” and replacing “Residence for handicapped, more than eight individuals” with “Residence for persons with disabilities, more than eight individuals”.

III. By amending Section 4 as follows:

Section 4. That Section 17.08.030 of the Metropolitan Code is further amended by updating the Land Use table as shown in Exhibit A and adding "Day care center (Over 75)" as a permitted with conditions use, PC, in MUN, MUN-NS, MUN-A, and MUN-A-NS zoning districts; ON zoning district; and CN, CN-NS, CN-A, and CN-A-NS zoning districts.

INTRODUCED BY:

Quin Evans Segall
Member of Council