

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-185

Madam President –

I hereby move to amend Ordinance No. BL2024-185 as follows:

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

H. Residential Scale Multi-Family. The residential scale multi-family use shall be permitted provided that the following conditions are met:

1. Location. Residential scale multi-family uses shall only be permitted on lots 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. Design Standards.
 - a. Roof. All dwelling units within a residential scale multi-family structure shall be under a single roof structure. The roof structure must have 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.
 - b. Entrances. Residential scale multi-family structures shall have one or two main entrances on the front façade, oriented towards the street frontage. There may be secondary entrances on the side and rear façades.
 - c. Building Layout. Dwelling units within a residential scale multi-family structure shall share common walls and may be situated either wholly or partially over or under other dwelling units.
3. Access, Driveways, and Parking.
 - a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.
 - b. For a corner lot, the driveway shall be located within thirty feet of the rear property line.
 - c. Driveways are limited to one driveway ramp per public street frontage.
 - d. Parking, driveways, and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.

INTRODUCED BY:

Courtney Johnston
Member of Council