



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, NOVEMBER 4, 2025**

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Amendment to Rules of Procedure, Rule 12

Madam President:

I move to amend the proposed amendment to Rule 12 of the 2023-2027 Metropolitan Council Rules of Procedure by adding the following Rule 12.2 and renumbering the remaining section accordingly:

12.2 A member may make a motion on the floor to add all members voting in the affirmative on an honorary resolution be added as co-sponsors to the honorary resolution. If such motion is successful, a member may request the Clerk to remove their name as co-sponsor before the adjournment of the meeting.

SPONSORED BY:

Joy Styles
Member of Council

AMENDMENT NO.1
TO
ORDINANCE NO. BL2025-1005

Madam President,

I move to amend Ordinance No. BL2025-1005 as follows:

I. By amending proposed Section 17.12.110.A of the Metropolitan Code of Laws on page one in Exhibit C to add the following note titled "Location":

No more than 30 percent of a block face fronting onto a local street as delineated in the adopted Major & Collector Street Plan shall be zoned to the RN or RL zoning districts.

II. By amending proposed Section 17.12.110.B of the Metropolitan Code of Laws on page five in Exhibit C to add the following note titled "Location":

No more than 30 percent of a block face fronting onto a local street as delineated in the adopted Major & Collector Street Plan shall be zoned to the RN or RL zoning districts.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2025-1005

Madam President,

I move to amend Ordinance No. BL2025-1005 as follows:

I. By amending proposed Section 17.12.110.C of the Metropolitan Code of Laws on page nine to add the following:

Declaration of Density

At the time of application for rezoning, the applicant shall declare the maximum number of dwelling units to be built on the site. Such declaration shall be binding upon the property for as long as the zoning district is effective on the property.

SPONSORED BY:

Thom Druffel
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2025-1005

Madam President,

I move to amend Ordinance No. BL2025-1005 as follows:

I. By amending Exhibit A to add the following to the end of Chapter 17.40: Administration and Procedures section:

Community Meetings: Section 17.40.740

30. Insert the following as a new Section 17.40.740:

17.40.740 – Community Meetings.

A. No council public hearing pertaining to an amendment to the official zoning map or zoning code related to the application of the RN and RL zoning districts to a lot or parcel shall be conducted unless two community meetings have been held prior to such consideration. Notice of such community meetings shall be mailed to all property owners within one thousand feet of the subject property proposed to be rezoned at least 60 days prior to the council public hearing. Such notice shall include the time, date, and place of the community meetings. Such community meetings may be held virtually.

SPONSORED BY:

Thom Druffel
Member of Council

AMENDMENT NO. 4
TO
ORDINANCE NO. BL2025-1005

Madam President,

I move to amend Ordinance No. BL2025-1005 as follows:

I. By amending proposed Section 17.12.110.C of the Metropolitan Code of Laws on page nine to add the following:

Infrastructure and Fiscal Impact Study

Prior to Planning Commission consideration of any amendment to the official zoning map or zoning code related to the application of the RN and RL zoning districts to a lot or parcel, the Planning Department shall prepare and publish a report on the infrastructure and fiscal impacts of the zoning change. Such study shall include analysis on the maximum potential changes in the use of infrastructural systems including roads, water lines, sewer lines, and stormwater facilities in the area of the zoning change created by the zoning change and the costs associated with improving such infrastructural systems if the rezoning causes overall usage of such systems to exceed their capacity.

SPONSORED BY:

Thom Druffel
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2025-1006

Madam President,

I move to amend Ordinance No. BL2025-1006 as follows:

I. By amending Section 5 as follows:

Section 5. That Section 17.16.030, subsection D, of the Metropolitan Code of Laws be deleted in its entirety and replaced with the following:

D. Two-Family Dwellings. In the AG, AR2a, R80, R40, R30, R20, R15, R10, R8 and R8-A, and R6 and R6-A districts, two-family dwellings may be permitted on any lot legally created as prescribed by state law or within an approved subdivision final plat provided the lot meets the minimum lot size standard of the district. No more than 25 percent of a block face fronting onto a local street as delineated in the adopted Major & Collector Street Plan shall be eligible for the two family use.

II. By deleting Exhibit A in its entirety and replace it with the attached Exhibit A.

SPONSORED BY:

Burkley Allen
Member of Council

Exhibit A

Table 17.12.020A
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS

Zoning District	Minimum Lot Area (in sq. ft.)	Maximum Building Coverage	Minimum Rear Setback (in ft.)	Minimum Side Setback (in ft.)	Maximum Height
RS30, R30	30,000	0.30	20	15	2.5 stories See Note 6
RS20, R20	20,000	0.35 for single family use	20	10	2.5 stories See Note 6
		0.40 for two family use			
RS15,R15	15,000	0.35 for single family	20	10	2.5 stories See Note 6
		0.40 for two family use			
RS10,R10	10,000	0.35 for single family use	20	5	2.5 stories See Note 6
		0.40 for two family use			
R8, R8-A	8,000	0.35 for single family use	20	5	2.5 stories See Note 6
		0.45 for two family use			
RS7.5, RS7.5-A	7,500	0.35 for single family use	20	5	2.5 stories See Note 6
		0.45 for two family use			

R6, R6-A	6,000	0.45 for single family use	20	5	2.5 stories See Note 6
		0.50 for two family use			
RS5, RS5-A	5,000	0.45 for single family use	20	5	2.5 stories See Note 6
		0.50 for two family use			
RS3.75, RS3.75-A	3,750	0.50 for single family use	20	3	2.5 stories See Note 6
		0.60 for two family use			

Note 6: Maximum height to eave/parapet limited to 24 feet; maximum height to roof line limited to 35 feet, excluding elevator or stair bulkheads and chimneys or flues.

Note 7: For all districts, height shall be measured from the average grade plane post-development.

SUBSTITUTE ORDINANCE NO. BL2025-1007

An ordinance amending Chapters 17.04, 17.08, 17.12, 17.16, and 17.36 of the Metropolitan Code, to amend the regulations pertaining to accessory buildings, detached accessory dwelling units and the Detached Accessory Dwelling Unit Overlay District (Proposal No. 2025Z-011TX-001).

WHEREAS, providing more opportunities for detached accessory dwelling units (DADUs) within the Urban Services District (USD) will provide diverse housing opportunities in this part of the city;

WHEREAS, providing diverse housing opportunities for DADUs within the USD and within residential districts will allow for a gentle increase in allowable housing through context-sensitive infill;

WHEREAS, revising the Metropolitan Zoning Code for Detached Accessory Dwelling Units to allow this use as a base code allowance, rather than an overlay, simplifies, clarifies and consolidates the standards so as to make it easier to administer permits for DADUs and provide parity among property entitlements in the county; and

WHEREAS, many homeowners in the General Services District (GSD), outside of the Urban Services District (USD), desire the option to have a Detached Accessory Dwelling Unit but are unable to under current rules, and since there will no longer be a need for the DADU Overlay to apply to only the Urban Zoning Overlay area of the County, revising the Metropolitan Zoning Code to permit the DADU Overlay to be applied to properties within the General Services District (GSD) outside of the Urban Services District (USD) gives these homeowners a zoning option;

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

Section 1. That Section 17.04.060 of the Metropolitan Code is hereby amended by deleting the definition for “Detached accessory dwelling unit” in its entirety and replacing it with the following:

“Detached accessory dwelling unit” means a detached dwelling unit separate from the principal single-family structure on any lot, or within any urban design overlay with development standards for detached accessory dwelling units. 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 and is detached from the principal structure. A detached accessory dwelling unit can be an independent structure, 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.

Section 2. That Section 17.08.030 of the Metropolitan Code is amended by changing the zoning district land use table as shown in Exhibit A.

Section 3. That Section 17.12.040E.1.a of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

E. Permitted Setback Obstructions. The following structures or building components may be located within required setbacks. Except for screening walls, fences and hedges, the following features shall not be permitted within a required landscape buffer yard.

1. Accessory buildings.

- a. Accessory buildings with a footprint of eight hundred fifty (850) square feet or less and located to the rear of a principal structure shall provide a minimum side setback equal to one-half of that required for the zoning district, but not less than three feet, and a minimum rear setback of at least three feet, except when garage doors or carport openings face or open directly to an alley, in which case the minimum rear setback shall be ten feet. Accessory buildings with a footprint of more than eight hundred fifty (850) square feet shall provide the full setbacks of the zoning district;

Section 4. That Section 17.12.050 of the Metropolitan Code is hereby amended by deleting the section in its entirety and replacing it with the following:

- A. On all lots with a size of less than forty thousand square feet, the building coverage of an accessory structure other than a detached accessory dwelling unit located to the rear of the principal dwelling and complying with the district setbacks shall be limited to eight hundred fifty (850) square feet or fifty percent of the building coverage of the principal dwelling, whichever is greater, but in no case shall exceed two-thousand five-hundred (2,500) square feet. For regulations pertaining to detached accessory dwelling units, see section 17.16.030.G.
- B. These floor area controls shall not apply to accessory structures proposed on lots where agricultural activities and domestic animals/wildlife are permitted.

Section 5. That Section 17.16.030 of the Metropolitan Code is amended by deleting Subsection G in its entirety and replacing it with the following:

G. Detached Accessory Dwelling Unit. A detached self-sufficient dwelling unit shall be allowed accessory to a principal structure subject to the following standards:

1. Applicability.

- a. While the following conditions listed below apply to a detached accessory dwelling unit, they do not counteract or override the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
- b. No other accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling unit on the lot.

2. Lot Area. The lot area on which the detached accessory dwelling unit is to be placed shall comply with Table 17.12.020A.
3. Ownership.
 - a. No more than one detached accessory dwelling unit shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling unit cannot be divided from the property ownership of the principal dwelling.
 - c. Only one detached accessory dwelling unit shall be permitted and only when one single-family principal structure is present. When two principal structures are present, then no detached accessory dwelling unit is permitted.
 - d. The detached accessory dwelling unit shall be owned by the same person, or entity, as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling unit shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.
5. Site Requirements. A detached accessory dwelling unit may only be located behind the principal structure in the rear buildable area of the lot.
6. Driveway Access.
 - a. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling unit.
 - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
7. Bulk and Massing.
 - a. The ~~footprint~~ living space of a detached accessory dwelling unit shall not exceed eight hundred fifty (850) square feet for lots less than ten thousand square feet, or one thousand two hundred (1,200) square feet for lots ten thousand square feet or greater and shall not exceed the size of the principal structure.
 - b. The detached accessory dwelling unit shall maintain a proportional mass, size, and height to ensure it is not taller and/or larger than the principal structure on the lot. The detached accessory dwelling unit height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwelling units as measured from average finished grade.
 - c. The roof ridge line of the detached accessory dwelling unit must be less than the primary structure and shall not exceed twenty-seven feet in height as measured from average finished grade.
8. Design Standards.

- a. The detached accessory dwelling unit shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- b. The detached accessory dwelling unit may have dormers that relate to the style and proportion of windows on the detached accessory dwelling unit and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwelling units may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling unit in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwelling units with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling unit is being established accessory to a principal structure and may only be used under the conditions listed in 17.16.030.G.

11. Location. Detached accessory dwelling units shall only be permitted within the Urban Services District, within a Detached Accessory Dwelling Unit overlay district within the General Services District outside of the Urban Services District, or as otherwise permitted through a Specific Plan.

12. Short Term Rental Property (STRP). Upon enactment of this section, ~~one STRP—owner-occupied is permitted as an accessory use to a principal structure on any single-family-zoned, Residential Neighborhood-zoned, or Residential Limited-zoned lot where a new detached accessory dwelling unit is built, or on any single-family-zoned, Residential Neighborhood-zoned, or Residential Limited-zoned lot where a new detached accessory dwelling unit is established via conversion of an existing accessory structure, short term rental property—owner occupied, is not a permitted use in the accessory dwelling unit.~~

13. Utilities. The detached accessory dwelling unit may be served by separate utility meter(s).

Section 6. That Section 17.36.680 (Purpose and intent.) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

The Detached Accessory Dwelling Unit (DADU) overlay district provides additional housing options in the General Services District (GSD), outside of the Urban Service District (USD). Any DADU Overlays previously adopted ~~that are located outside of the GSD~~ may remain in effect until the Metropolitan Council adopts an ordinance canceling all or part of such DADU overlay district.

Section 7. That Section 17.36.690 (Overlay designation.) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

A DADU overlay district shall only be created within the GSD, outside of the USD, according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map. Any DADU Overlay previously adopted ~~outside of the GSD~~ may remain in effect until the Metropolitan Council adopts an ordinance canceling all or part of such DADU overlay district.

Section 8. That Section 17.36.710 (Permitted Land uses) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

The range of land uses permitted within a DADU overlay district shall be those permitted by the underlying zoning district(s) as established by the zoning district land use table of Section 17.08.030 and detached accessory dwelling unit. On any lot where a new detached accessory dwelling unit is built, or on any lot where a new detached accessory dwelling unit is established via conversion of an existing accessory structure, short term rental property—owner occupied, is not a permitted use in the accessory dwelling unit.

Section 9. That Section 17.36.730.A.1 (Detached Accessory Dwelling Unit Overlay District) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

A. Application of a DADU overlay.

1. A DADU overlay may be applied to properties zoned AR2a, AG, R/R-A, RS/RS-A or properties where a DADU is a legally permitted use prior to the establishment of the overlay.

Section 10. 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 11. 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:

Jennifer Gamble
Member of Council

Exhibit A

	AG	Residential				Office	
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2a	RS80 throug h RS3.7 5-A	R80 thro ugh R6- A	RM2 throu gh RM2 0-A- NS	RM4 0 throu gh RM1 00-A- NS	OR2 0 throu gh OR4 0-A- NS	ORI, ORI- NS, ORI- A, and ORI- A-NS
Residential Uses:							
Detached Accessory Dwelling Unit	<u>PC</u>	<u>PC</u>	PC	PC	PC	PC	PC

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2025-1007

Madam President,

I move to amend Ordinance No. BL2025-1007 as follows:

I. By adding the following as a new fourth recital and renumbering the remaining recital accordingly:

WHEREAS, the Planning Department will be updating the Preservation Plan, and steps will be taken to evaluate historic neighborhoods and determine the appropriate land use and design decisions regarding detached accessory dwelling units, and these efforts may result in code amendments and/or changes to design guidelines; and

II. By amending Section 5, proposed Metropolitan Code of Laws section 17.16.030, by adding a new Subsection Section G.9.a as follows and renumbering the remaining subsections accordingly:

a. Within Historic Preservation and Neighborhood Conservation Overlay Districts existing prior to November 1, 2025, where the base zoning is an RS district, a detached accessory dwelling unit use shall only be permitted if the primary structure on the lot is a contributing structure as determined by the historic zoning commission. This section does not apply to properties within both a historic preservation or neighborhood conservation overlay and a DADU overlay; properties within both overlays prior to November 1, 2025, shall retain the uses permitted by the DADU overlay.

SPONSORED BY:

Brenda Gadd
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2025-1007

Madam President,

I move to amend Ordinance No. BL2025-1007 as follows:

I. By amending Section 5 as follows:

Section 5. That Section 17.16.030 of the Metropolitan Code is amended by deleting Subsection G in its entirety and replacing it with the following:

G. Detached Accessory Dwelling Unit. A detached self-sufficient dwelling unit shall be allowed accessory to a principal structure subject to the following standards:

1. Applicability.
 - a. While the following conditions listed below apply to a detached accessory dwelling unit, they do not counteract or override the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
 - b. No other accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling unit on the lot.
2. Lot Area. The lot area on which the detached accessory dwelling unit is to be placed shall comply with Table 17.12.020A.
3. Ownership.
 - a. No more than one detached accessory dwelling unit shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling unit cannot be divided from the property ownership of the principal dwelling.
 - c. Only one detached accessory dwelling unit shall be permitted and only when one single-family principal structure is present. When two principal structures are present, then no detached accessory dwelling unit is permitted.
 - d. The detached accessory dwelling unit shall be owned by the same person, or entity, as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling unit shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.
5. Site Requirements. A detached accessory dwelling unit may only be located behind the principal structure in the rear buildable area of the lot.
6. Driveway Access.
 - a. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling unit.

- b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
- 7. Bulk and Massing.
 - a. The living space of a detached accessory dwelling unit shall not exceed ~~eight hundred fifty (850)~~ seven hundred (700) square feet for lots less than ten thousand square feet, or ~~one thousand two hundred (1,200)~~ eight hundred and fifty (850) square feet for lots ten thousand square feet or greater and shall not exceed the size of the principal structure.
 - b. The detached accessory dwelling unit shall maintain a proportional mass, size, and height to ensure it is not taller and/or larger than the principal structure on the lot. The detached accessory dwelling unit height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwelling units as measured from average finished grade.
 - c. The roof ridge line of the detached accessory dwelling unit must be less than the primary structure and shall not exceed twenty-seven feet in height as measured from average finished grade.
- 8. Design Standards.
 - a. The detached accessory dwelling unit shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
 - b. The detached accessory dwelling unit may have dormers that relate to the style and proportion of windows on the detached accessory dwelling unit and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
 - c. Detached accessory dwelling units may have dormers that are setback a minimum of two feet from the exterior wall.
- 9. Historic Properties.
 - a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling unit in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
 - b. Detached accessory dwelling units with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
- 10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling unit is being established accessory to a principal structure and may only be used under the conditions listed in 17.16.030.G.
- 11. Location. Detached accessory dwelling units shall only be permitted within the Urban Services District, within a Detached Accessory Dwelling Unit overlay district within the General Services District, or as otherwise permitted through a Specific Plan.
- 12. Short Term Rental Property (STRP). Upon enactment of this section, on any single-family-zoned, Residential Neighborhood-zoned, or Residential Limited-zoned lot where a

new detached accessory dwelling unit is built, or on any single-family-zoned, Residential Neighborhood-zoned, or Residential Limited-zoned lot where a new detached accessory dwelling unit is established via conversion of an existing accessory structure, short term rental property—owner occupied, is not a permitted use in the accessory dwelling unit.

13. Utilities. The detached accessory dwelling unit may be served by separate utility meter(s).

SPONSORED BY:

Courtney Johnston
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2025-1007

Madam President,

I move to amend Ordinance No. BL2025-1007 as follows:

I. By deleting Exhibit A in its entirety and replacing it with the attached Exhibit A.

II. By amending Section 6 as follows:

Section 6. That Section 17.36.680 (Purpose and intent.) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

The Detached Accessory Dwelling Unit (DADU) overlay district provides additional housing options ~~countywide, in the General Services District (GSD), outside of the Urban Services District (USD). Any DADU Overlays previously adopted that are located outside of the GSD may remain in effect until the Metropolitan Council adopts an ordinance canceling all or part of such DADU overlay district.~~

III. By amending the existing Section 7 as follows:

Section 7. That Section 17.36.690 (Overlay designation.) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

A DADU overlay district shall ~~only be created within the GSD, outside of the USD, according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map. Any DADU Overlay previously adopted outside of the GSD may remain in effect until the Metropolitan Council adopts an ordinance canceling all or part of such DADU overlay district.~~

IV. By amending the existing Section 9 as follows:

Section 9. That Subsection 17.36.730.A-4 (Detached Accessory Dwelling Unit Overlay District) of the Metropolitan Code is deleted in its entirety and replaced with the following language:

A. Application of a DADU overlay.

1. A DADU overlay district shall be applied to properties zoned AR2a, AG, R/R-A, RS/RS-A or properties where a DADU is a legally permitted use prior to the establishment of the overlay.
2. A DADU overlay district shall consist of a minimum of five contiguous lots. For the purposes of this overlay, lots on opposing block faces and opposite sides of alleys shall be considered contiguous.

SPONSORED BY:

Courtney Johnston
Member of Council

Exhibit A

	AG	Residential				Office	
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2a	RS80 through RS3.75-A	R80 through h R6-A	RM2 through RM20-A- NS	RM40 through RM100- A-NS	OR20 through OR40-A- NS	ORI, ORI- NS, ORI- A, and ORI-A- NS
Residential Uses:							
Detached Accessory Dwelling Unit	<u>O</u>	<u>O</u>	<u>O</u>	PC	PC	PC	PC

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2025-1063

Madam President –

I hereby move to amend Ordinance No. BL2025-1063 as follows:

I. By amending Section 4, Section 2.62.080 as follows:

A. The administrative and permit fees set forth in Sections 2.62.030.F., 2.62.040.F., and 2.62.050.D of this chapter, and Section 12.56.170 of chapter 12.56, shall ~~be in total~~ be the following amounts:

	1/1/2026 through 9/30/2026	10/1/2026 through 6/30/2027	7/1/2027 through 7/31/2028	After 7/31/2028
Event & Film Permit – Banner 2.62.050	\$390 ± <u>\$12 per pole</u>	\$670 ± <u>\$12 per pole</u>	\$950 ± <u>\$12 per pole</u>	See (B) below
Event & Film Permit – Film 2.62.030	\$230	\$330	\$456	See (B) below
Event & Film Permit – Right-of-Way 2.62.030	\$235	\$365	\$500	See (B) below
Event & Film Permit – Parade 12.56.170	\$565	\$1,035	\$1,500	See (B) below
Event & Film Permit – Special Events 2.62.040	\$785	\$1,245	\$1,700	See (B) below

B. Fees shall increase on August 1, 2028, and on August 1 of succeeding years by the greater of (a) a percentage equal to the percentage change of the CPI Urban Index (CPI-U) over the prior fiscal year and (b) three percent. If, however, the change in CPI-U is negative, there shall be no change for that fiscal year. Any fee increases made after July 31, 2030 are subject to the conditions in Subsection F below.

C. The applicable date for a fee subject to Subsections A and B above shall be the date on which a permit was entered into the metropolitan government's permitting system. If such date is prior to January 1, 2026, the fee amount shall be the fee that was in effect immediately prior to January 1, 2026.

D. Annual changes in fees shall be provided to each member of the metropolitan council and published on the Metropolitan government's website at least 30 days before an adjustment goes into effect.

E. The department of transportation and multimodal infrastructure (NDOT) shall publish a report regarding performance improvements based on clearly defined key performance indicators related to its incremental fee increases to the metropolitan council within two months subsequent to the three period end dates specified in Section A. The report shall include comparative data for each key performance indicator covering at least the two prior fiscal years to demonstrate performance trends associated with fee adjustments. The director of NDOT shall present the findings of such report in person to the metropolitan council upon invitation.

F. Subject to the availability of funding, NDOT shall cause to be completed and published a study of fees no less frequently than every five years, beginning in 2030, and no increase in fees set in this Section shall occur after July 31, 2030 absent such a study supporting an increase.

II. By amending Section 6, Section 13.02.020, as follows:

13.02.020 – Determination of fees.

A. All administrative and permit fees required by this Title, except for those set forth in Section 13.02.010 of this chapter, shall ~~be in total~~ the following amounts:

	1/1/2026 through 9/30/2026	10/1/2026 through 6/30/2027	7/1/2027 through 7/31/2028	After 7/31/2028
Encroachment Permit 13.08.030	\$250	\$250	\$250	<u>See (B)</u> <u>below</u> <u>\$250</u>
Excavation Permit (High Impact Area: <u>1st 500 linear ft of trenching or 1st 500 sf of other excavation work</u>) 13.20.030(D)	\$535	\$965	\$1,400	See (B) below
Excavation Permit (Non-High Impact Area: <u>1st 500 linear ft of trenching or 1st 500 sf of other excavation work</u>) 13.20.030(D)	\$315	\$535	\$750	See (B) below
Excavation Permit (<u>Each additional 100 linear ft of trenching or 100 square feet of other excavation work</u>) 13.20.030(D)	<u>\$100</u>	<u>\$100</u>	<u>\$100</u>	<u>See (B)</u> <u>below</u>
Multimodal Access Closure	\$865	\$1,235	\$1,600	See (B)

Exception 13.20.030(A)				below
Parklet Permit 13.32.166	\$150	\$150	\$150	<u>See (B)</u> <u>below</u> <u>\$150</u>
Right-of-Way Abandonment 13.08.010(C)	\$600	\$900	\$1,200	See (B) below
Sidewalk & Right-of-Way Obstruction Permit (High Impact Area) 13.20.030(E)	\$285	\$520	\$750	See (B) below
Sidewalk & Right-of-Way Obstruction Permit (Non-High Impact Area) 13.20.030(E)	\$160	\$270	\$375	See (B) below
Sidewalk Café Permit 13.32.165	\$250	\$250	\$250	<u>See (B)</u> <u>below</u> <u>\$250</u>
<u>Sidewalk Café Annual Right-of-Way</u> <u>Use (<500 sf)</u> <u>13.32.165</u>	<u>\$200</u>	<u>\$200</u>	<u>\$200</u>	<u>See (B)</u> <u>below</u>
<u>Sidewalk Café Annual Right-of-Way</u> <u>Use (500-1000 sf)</u> <u>13.32.165</u>	<u>\$300</u>	<u>\$300</u>	<u>\$300</u>	<u>See (B)</u> <u>below</u>
<u>Sidewalk Café Annual Right-of-Way</u> <u>Use (>1000 sf)</u> <u>13.32.165</u>	<u>\$500</u>	<u>\$500</u>	<u>\$500</u>	<u>See (B)</u> <u>below</u>
<u>Streatory Permit (see also (D)</u> <u>below)</u> <u>13.32.166</u>	\$150	\$150	\$150	<u>See (B)</u> <u>below</u> <u>\$150</u>
Street and Alley Map Amendment 13.08.010(D)	\$285	\$365	\$450	See (B) below
Temporary Street Closure Permit (High Impact Area) 13.20.030(G)	\$285	\$520	\$750	See (B) below
Temporary Street Closure Permit (Non-High Impact Area) 13.20.030(G)	\$160	\$270	\$375	See (B) below

B. Fees, besides those set in Subsection C below, shall increase on August 1, 2028, and on August 1 of succeeding years by the greater of (a) a percentage equal to the percentage change of the CPI Urban Index (CPI-U) over the prior fiscal year and (b) three percent. If, however, the change in CPI-U is negative, there shall be no change for that fiscal year. Any fee increases made after July 31, 2030 are subject to the conditions in Subsection G below.

C. The applicable date for a fee subject to Subsections A and B above shall be the date on which a permit was entered into the metropolitan government's permitting system. If

such date is prior to January 1, 2026, the fee amount shall be the fee that was in effect immediately prior to January 1, 2026.

D. Fees that shall be set in a manner other than those described in Subsections A through C above are:

1. The pavement assessment fee described in Subsection D of Section 13.20.030 of this code shall equal five hundred dollars plus the cost to restore the excavation per existing pavement restoration specifications of the department of transportation and multimodal infrastructure (NDOT). The cost shall be based on the average cost of similar work performed by metropolitan government in the previous year and shall be updated annually by the director of NDOT on August 1 of each year.

- ~~2. The annual per square foot fee for sidewalk cafe dining facilities described in Subsection C of Section 13.32.165 of this code shall be based on downtown commercial real estate rates.~~

- ~~32.~~ The annual fee for streatory facilities described in Subsection D of Section 13.32.166 of this code shall be a) the lost revenue for metered parking spaces occupied by the streatory plus b) a rate lower than the average metered parking space for the time and number of non-metered parking spaces occupied by a streatory, as determined by the director of NDOT.

E. Changes in fees shall be provided to each member of the metropolitan council and published on the metropolitan government's website at least 30 days before an adjustment goes into effect.

F. NDOT shall publish a report regarding performance improvements based on clearly defined key performance indicators related to its incremental fee increases to the metropolitan council within two months subsequent to the three period end dates specified in Section A. The report shall include comparative data for each key performance indicator covering at least the two prior fiscal years to demonstrate performance trends associated with fee adjustments. The director of NDOT shall present the findings of such report in person to the metropolitan council upon invitation.

G. Subject to the availability of funding, NDOT shall cause to be completed and published a study of fees no less frequently than every five years, beginning in 2030, and no increase in fees set in this Section shall occur after July 31, 2030 absent such a study supporting an increase.

III. By amending Section 12, Subsection 13.20.030.D.1 as follows:

1. Each separate excavation shall require a permit. ~~Excavated areas of up to five square meters (six square yards) of surface area shall constitute an excavation. Trench~~

~~excavations running parallel to traffic shall require a permit for each fifty linear feet.~~

Permits for excavation may require differing fees within different designated areas, such as right-of-way permit high impact areas. Such fees shall conform to Section 13.02.020 of this code.

IV. By amending Section 15, Subsection 13.32.165.C as follows:

C. Any person applying for a permit to operate a sidewalk cafe dining facility shall, in addition to filing the appropriate application as required by the department of transportation and multimodal infrastructure, pay to the metropolitan government a nonrefundable application fee and an annual fee ~~per square foot~~ for right-of-way use. If a renewal of the permit is desired, an application for renewal must be made at least thirty days prior to the expiration of the existing permit and must be accompanied by the aforementioned nonrefundable application fee and right-of-way use fee. Such fees shall conform to Section 13.02.020 of this code.

SPONSORED BY:

Sean Parker
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2025-1063

Madam President,

I move to amend Ordinance No. BL2025-1063 as follows:

I. By amending Section 4 by amending Subsection 2.62.080.B as follows:

B. Fees shall increase on August 1, 2028, and on August 1 of succeeding years by the greater of (a) a percentage equal to the percentage change of the CPI Urban Index (CPI-U) over the prior fiscal year and (b) three percent. If, however, the change in CPI-U is negative, there shall be no change for that fiscal year. Notwithstanding the automatic annual adjustment described above, any increase in fees after July 31, 2028, shall require approval by resolution of the Metropolitan Council, adopted by a majority of the membership to which the Council is entitled, prior to implementation.

II. By amending Section 4 by amending Subsection 2.62.080.E as follows:

E. The department of transportation and multimodal infrastructure (NDOT) shall publish a report regarding performance improvements based on clearly defined key performance indicators, including but not limited to permitting turnaround times, customer service responsiveness, public-safety outcomes, and infrastructure maintenance metrics, related to its incremental fee increases to the metropolitan council within two months subsequent to the three period end dates specified in Section A. NDOT's annual report to the Metropolitan Council shall include comparative data for each key performance indicator covering at least the two prior fiscal years to demonstrate performance trends and service improvements associated with fee adjustments. The director of NDOT shall present the findings of such report in person to the metropolitan council upon invitation.

III. By amending Section 6 by amending Subsection 13.02.020.B as follows:

B. Fees, besides those set in Subsection C below, shall increase on August 1, 2028, and on August 1 of succeeding years by the greater of (a) a percentage equal to the percentage change of the CPI Urban Index (CPI-U) over the prior fiscal year and (b) three percent. If, however, the change in CPI-U is negative, there shall be no change for that fiscal year. Notwithstanding the automatic annual adjustment described above, any increase in fees after July 31, 2028, shall require approval by resolution of the Metropolitan Council, adopted by a majority of the membership to which the Council is entitled, prior to implementation.

IV. By amending Section 6 by amending Subsection 13.02.020.F as follows:

F. NDOT shall publish a report regarding performance improvements based on clearly defined key performance indicators, including but not limited to permitting turnaround times,

customer service responsiveness, public-safety outcomes, and infrastructure maintenance metrics, related to its incremental fee increases to the metropolitan council within two months subsequent to the three period end dates specified in Section A. NDOT's annual report to the Metropolitan Council shall include comparative data for each key performance indicator covering at least the two prior fiscal years to demonstrate performance trends and service improvements associated with fee adjustments. The director of NDOT shall present the findings of such report in person to the metropolitan council upon invitation.

SPONSORED BY:

Olivia Hill
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2025-1063

Madam President,

I move to amend Ordinance No. BL2025-1063 by amending Section 6, proposed Metropolitan Code of Laws section 13.02.020, by adding a new subsection H as follows:

H. 1. In order to facilitate the provision of workforce housing within the area of the metropolitan government, the permit fees provided in this section for encroachment, excavation, sidewalk & right-of-way obstruction, right-of-way abandonment, or temporary closure shall be reduced by twenty-five percent for new home construction, or the rehabilitation of existing dilapidated and vacant homes, to be used for workforce housing.

2. For purposes of this subsection, "workforce housing" means housing that meets one of the following two criteria:

a. Housing to be sold at a price at or below two and one-half times ninety-five percent of the median family income currently listed for Davidson County as established by the U.S. Department of Housing and Urban Development; or

b. Housing to be rented for at least five years at an annual rental amount that is at or below thirty percent of seventy percent of the median family income currently listed for Davidson County as established by the U.S. Department of Housing and Urban Development.

3. The director of NDOT shall have the authority to promulgate rules and regulations to implement the provisions of this subsection, provided such rules and regulations are not inconsistent with the express provisions of this subsection. Applicants obtaining the twenty-five percent reduction in permit fees related to workforce housing shall provide the director with a sworn affidavit that the residences constructed will satisfy the criteria set forth above and shall file a deed restriction with the Davidson County Register of Deeds requiring that the property remain a workforce housing unit for at least five years. In the event the property does not remain a workforce housing unit for at least five years, the permit holder shall pay to the Metropolitan Government the amount of the permit fee reduction provided above plus interest at the rate of ten percent per annum.

SPONSORED BY:

Jacob Kupin
Olivia Hill
Members of Council

AMENDMENT NO. ____

TO

RESOLUTION NO. RS2025-1562

Madam President –

I hereby move to amend Resolution No. RS2025-1562 by amending Section 2 as follows:

Section 2. The priorities for tax increment financing in each of the districts are property acquisition and infrastructure related to affordable housing; projects directly improving transit infrastructure including greenways and pedestrian ways; all types of public infrastructure; and preservation of historically significant structures.

SPONSORED BY:

Clay Capp
Member of Council

AMENDMENT NO. ____

TO

RESOLUTION NO. RS2025-1563

Madam President –

I hereby move to amend Resolution No. RS2025-1563 by amending Section 2 as follows:

Section 2. The priorities for tax increment financing in each of the districts are property acquisition and infrastructure related to affordable housing; projects directly improving transit infrastructure including greenways and pedestrian ways; all types of public infrastructure; and preservation of historically significant structures.

SPONSORED BY:

Brandon Taylor
Member of Council

AMENDMENT NO. ____

TO

RESOLUTION NO. RS2025-1617

Madam President –

I hereby move to amend Resolution No. RS2025-1617 by adding the following as a new Section 5 and renumbering the remaining section accordingly:

Section 5. That the Metropolitan Council requests that the Mayor's Office work with WeGo Public Transit to suspend fare collection immediately until the November 20, 2025, Metropolitan Transit Authority meeting, or SNAP disbursements resume, whichever comes first.

SPONSORED BY:

Erin Evans
Tom Cash
Members of Council

SUBSTITUTE RESOLUTION NO. RS2025-1618

A resolution calling for the Mayor's Office and the Metropolitan Government to immediately resume the hiring process of the executive director for the Nashville Office of Entertainment ~~and for the Metropolitan Nashville Arts Commission and the Metropolitan Government to begin the search for the executive director of Metro Arts.~~

WHEREAS, ~~the Nashville Office of Entertainment has creative offices within the Metropolitan Government have~~ suffered severe neglect, due to a lack of substantial movement on the hiring of the ~~office's~~ executive directors of both the Nashville Office of Entertainment and the Metropolitan Nashville Arts Commission ("Metro Arts"); and

WHEREAS, the Nashville Office of Music, Film and Entertainment was announced in 2022 by Mayor John Cooper and enacted into law by the Metropolitan Council in April 2023; and

WHEREAS, more than 120 people applied to serve as the executive director of the Nashville Office of Music, Film and Entertainment in December 2024, but no interviews ~~or final hires~~ have occurred; and

WHEREAS, the Nashville Office of Music, Film and Entertainment was renamed the Nashville Office of Entertainment through an ordinance passed by the Council in June 2025. The same ordinance removed any requirement that the Office's executive director and staff be organized under the Mayor's Office; and

WHEREAS, additional barriers have been placed in recent months towards the hiring of this executive director, including a change in hiring authority, a delay in creating the position within the Metropolitan Government's payroll system, claims that the Nashville Office of Entertainment does not exist under law, and a failure to file necessary administration legislation to transfer the funds for the position to the Nashville Office of Entertainment; and

WHEREAS, the implementation of a new office involves the creation of said department in the Metropolitan Government's payroll system, followed by a designation of a business unit number in order for staff to be paid. The administration must also present proposed legislation to transfer the funds into the department. Without these steps, the new executive director cannot be paid; and

WHEREAS, per the Mayor's Office, the transfer of funding began the week of October 20, 2025, so the office creation process can be completed as the Nashville Entertainment Commission, in conjunction with the Department of Human Resources, can reopen the position and conduct candidate interviews after 10 months of delay; and

WHEREAS, the longer this process takes, the less time a new director will have to fully engage in the budget process set to begin in the coming months; and

~~WHEREAS, separately, Metro Arts has been without an executive director since May of 2024. Two interim directors have since led Metro Arts; and~~

~~WHEREAS, Metro Arts needs a full-time director with arts organization experience so that the department can heal, function, build back public trust and rebuild the staff; and~~

~~WHEREAS, since the departure of the previous executive director, public distrust of Metro Arts continues in the creative community, and grant award outcomes have not fully progressed towards equitable distribution; and~~

WHEREAS, Nashville is a creative city—"Music City"—and the Metropolitan Government should show that it is aware of the importance of that role and should make every effort to fill this vital role of executive director ~~these two important jobs~~; and

WHEREAS, the administration should submit proposed legislation to transfer funding from the Mayor's Office to the Nashville Office of Entertainment before the Metropolitan Council meeting of December 4, 2025, so the Nashville Entertainment Commission can resume the process of hiring an executive director no later than December 31, 2025. ~~the Mayor's Office, the Metropolitan Government and the Metropolitan Nashville Arts Commission should continue the processes to hire executive directors for both the Nashville Office of Entertainment and Metro Arts no later than December 31, 2025.~~

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Metropolitan Council hereby goes on record as urging the Mayor's Office and the Metropolitan Government to submit an update on the creation of Nashville Office of Entertainment ~~provide hiring plans~~ to the Metropolitan Council regarding the executive director positions for the Nashville Office of Entertainment ~~and the Metropolitan Nashville Arts Commission~~ no later than December 1, 2025, so that the Nashville Entertainment Commission can reopen the position ~~and begin filling the positions~~ no later than December 31, 2025.

Section 2. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Jennifer Webb
Jeff Eslick
Tasha Ellis
Members of Council

AMENDMENT NO. ____

TO

ORDINANCE NO. BL2025-1062

Madam President –

I hereby move to amend Ordinance No. BL2025-1062 by amending Section 1 as follows:

Section 1. That Section 2.154.010.B of the Metropolitan Code of Laws is hereby deleted in its entirety and replaced with the following:

B. Two members of the metropolitan council, one of whom ~~shall be selected by that body from its membership~~ serve on the arts, parks, libraries, and entertainment committee of the council, or a successor committee to which greenway legislation is referred, and selected by that committee, and one other at-large council member selected by the vice mayor. Such council members selected shall be non-voting members who serve for a term not to exceed two years, which terms shall begin within sixty days after council elections, and sixty days after the middle of the council term;

SPONSORED BY:

Sandra Sepulveda
Member of Council

Resolution No. _____

A resolution to approve the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Project Return, Inc.

WHEREAS, The Metropolitan Government of Nashville and Davidson County (“Metro”), acting by and through the Metropolitan Housing Trust Fund Commission, previously entered into a grant contract with Project Return, Inc., for the express purpose of constructing affordable housing approved by RS2022-1857; and,

WHEREAS, Metro, acting by and through the Metropolitan Housing Trust Fund Commission, and Project Return, Inc., executed a First Amendment to said grant contract on July 16, 2024, which amendment was approved by RS2024-593; and,

WHEREAS, the parties wish to amend this grant contract by extending the term of the contract and reducing the grant budget by \$41,753 for a new grant budget of \$149,131, due to costs deemed ineligible by the Office of Financial Accountability, a copy of which amendment is attached hereto and incorporated herein; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that the amendment to the grant contract be approved.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That this Second Amendment to the grant contract for constructing affordable housing between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Project Return, Inc., a copy of which is attached hereto and incorporated herein, is hereby approved, and the Metropolitan Mayor is hereby authorized to execute the same.

Section 2. That this resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Signed by:

Angela Hubbard

Angela Hubbard, Director
Housing Division

INTRODUCED BY:

Kyonte Jones

APPROVED AS TO AVAILABILITY
OF FUNDS:

Signed by:

Jenneen Reed/mjw

Jenneen Reed, Director
Department of Finance

Member(s) of Council

APPROVED AS TO FORM AND
LEGALITY:

Signed by:

Kelli Woodward

Kelli Woodward
Assistant Metropolitan Attorney

**AMENDMENT #2 TO GRANT CONTRACT
BETWEEN
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
BY AND THROUGH
THE METROPOLITAN HOUSING TRUST FUND COMMISSION
AND
PROJECT RETURN, INC.**

This contract amendment is entered into by and between **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ACTING BY AND THROUGH THE METROPOLITAN HOUSING TRUST FUND COMMISSION**, a municipal corporation of the State of Tennessee (hereinafter referred to as "**Metro**") and **PROJECT RETURN, INC.** (hereinafter referred to as "**Recipient**"). It is mutually understood and agreed by and between said undersigned contracting parties that the subject Grant Contract approved is hereby amended as follows:

1. In Grant Contract section A.3., \$190,884 shall be deleted and replaced with \$149,131.
2. In Grant Contract section C.1., One Hundred Ninety Thousand Eight Hundred Eighty-Four Dollars (\$190,884) shall be deleted and replaced with One Hundred Forty-Nine Thousand One Hundred Thirty-One Dollars (\$149,131).
3. Grant Contract section B.1 is deleted in its entirety and replaced with the following:

B.1. Grant Contract Term. The term of this Grant shall be from execution of the grant agreement until Project completion, but in no way greater than 48 months from the execution of the grant agreement. Metro shall have no obligation for services rendered by the Recipient which are not performed within this term.

The remaining provisions of the Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Contract:

Recipient: Project Return, Inc.

By: Kelsey Hall
Kelsey Hall, Interim Executive Director

Date: 09/29/25

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON
COUNTY:

APPROVED:

Peter Westerholm

Peter Westerholm, Chair
Metropolitan Housing Trust Fund Commission

Date

APPROVED AS TO AVAILABILITY
OF FUNDS:

Signed by:

Jennceen Reed/mjw

Jennceen Reed, Director
Department of Finance

10/8/2025

Date

APPROVED AS TO RISK AND INSURANCE:

Signed by:

Balagun Cobb

Direct of Risk Management Services

10/8/2025

Date

APPROVED AS TO FORM AND
LEGALITY:

Signed by:

Kelli Woodward

Assistant Metropolitan Attorney

10/8/2025

Date

APPROVED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVISON COUNTY:

Freddie O’Connell
Metropolitan County Mayor

Attest, this _____ day of _____, 20____

FILED IN THE OFFICE OF THE METROPOLITAN CLERK:

Metropolitan Clerk

Date

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



FREDDIE O'CONNELL
MAYOR

WALLACE W. DIETZ.
DIRECTOR OF LAW

DEPARTMENT OF LAW
METROPOLITAN COURTHOUSE, SUITE 108
P.O. BOX 196300
NASHVILLE, TENNESSEE 37219-6300
(615) 862-6341 • (615) 862-6352 FAX

MEMORANDUM

To: Vice Mayor Henderson and Members of the Metropolitan Council
From: Macy Amos, Department of Law

CC: Margaret Darby, Director and Special Counsel, Council Office
Brian Wilson, Senior Legal Assistant, Council Office

Date: October 30, 2025

Re: Late Filed Resolution – Second Amendment to Project Return Grant Contract

This memorandum provides notice that the Department of Law is submitting a late-filed resolution for Council consideration at the November 4, 2025, Council meeting.

The resolution seeks approval of a Second Amendment to the grant contract between the Metropolitan Government, acting through the Metropolitan Housing Trust Fund Commission, and Project Return, Inc. The amendment extends the contract term and reduces the grant budget by \$41,753 to align with costs deemed ineligible by the Office of Financial Accountability.

The amendment must be approved prior to the current contract's expiration, which occurs before the second reading of regularly filed legislation in November. Due to an administrative oversight, this item was not submitted by the filing deadline. The error was not identified until after the filing deadline had passed.

Council approval at the November 4 meeting will ensure uninterrupted administration of the Project Return affordable housing project and allow the Metro Housing Trust Fund Commission to remain in compliance with contract requirements.

Your consideration of this late-filed resolution is greatly appreciated.

Gratefully,

Macy Amos

ORDINANCE NO. BL2025-____

An ordinance amending Chapters 17.36 and 17.40 of the Metropolitan Code to create a Detached Accessory Dwelling Unit Exclusion Overlay district (Proposal No. 2025Z-____TX-001).

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

Section 1. That the Zoning District Land Use Table in Section 17.08.030 is amended as shown in Exhibit A.

Section 2. That Chapter 17.36 of the Metropolitan Code of Laws is hereby amended by creating Article XIX – Detached Accessory Dwelling Unit Exclusion Overlay, as follows:

17.36.790 - Purpose and intent.

The detached accessory dwelling unit exclusion overlay district prohibits the detached accessory dwelling unit use within the boundaries of the overlay to preserve neighborhood character.

17.36.800 - Overlay designation.

A detached accessory dwelling unit exclusion overlay district shall be created according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map.

17.36.820 - Permitted land uses.

The range of land uses permitted within a detached accessory dwelling unit exclusion overlay district shall be those permitted by the underlying zoning district(s) as established by the zoning district land use table of Section 17.08.030 with the exception that the detached accessory dwelling unit use shall be prohibited.

17.36.830 – Detached Accessory Dwelling Unit Exclusion Overlay District.

- A. Application for a Detached Accessory Dwelling Unit Exclusion Overlay District. Lots included in a district must be contiguous.
- B. Historic Overlay District. A detached accessory dwelling unit exclusion overlay district may be applied in an adopted historic overlay district if consistent with the adopted guidelines of the historic overlay district.
- C. Eligible Zoning Districts. Detached accessory dwelling unit exclusion overlay districts shall only be applicable in zoning districts that permit the detached accessory dwelling unit use. Detached accessory dwelling unit exclusion overlay districts shall not be applied to property within specific plan (SP) zoning districts.

- D. Planning Commission Recommendation. The planning commission shall review a proposed detached accessory dwelling unit exclusion overlay district application for conformance with the general plan. The planning commission shall act to recommend approval, approval with conditions or disapproval of the application. Within ten working days of an action, the commission's resolution shall be transmitted in writing to the applicant, the metropolitan clerk, the zoning administrator and all other appropriate governmental departments.
- E. Council Consideration. The metropolitan council shall consider an ordinance establishing a detached accessory dwelling unit exclusion overlay district according to the procedures of Article III of Chapter 17.40 (Amendments). All property owners within and proximate to a proposed two-story residential overlay district shall be notified according to the procedures of Article XV of Chapter 17.40.
- F. Changes to a Detached Accessory Dwelling Unit Exclusion Overlay District Boundary. A proposed change in the geographic boundary of a two-story residential overlay district on the official zoning map shall be considered by the council according to the procedures of Article III of Chapter 17.40 (Amendments).

Section 3. Section 17.40.740.C.3 is hereby amended by deleting in its entirety and replacing with the following:

Applying the urban design overlay district, historic preservation district, neighborhood conservation district, urban zoning overlay district, contextual overlay district, corridor design overlay district, residential accessory structure overlay district, two-story residential overlay district, detached accessory dwelling unit overlay district, commercial compatibility overlay district, or detached accessory dwelling unit exclusion overlay district as provided in Chapter 17.36;

Section 4. 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 5. 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:



Courtney Johnston
Member of Council

Exhibit A

	AG	Residential				Office	
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2a	RS80 through RS3.75-A	R80 through h R6-A	RM2 through RM20-A-NS	RM40 through RM100-A-NS	OR20 through OR40-A- NS	ORI, ORI-NS, ORI-A, and ORI-A-NS
Residential Uses:							
Detached Accessory Dwelling Unit	PC ^{^^^}	PC ^{^^^}	PC ^{^^^}	PC ^{^^^}	PC ^{^^^}	PC ^{^^^}	PC ^{^^^}

^^^ Detached accessory dwelling units shall be prohibited in the detached accessory dwelling unit exclusion overlay district as regulated by Section 17.36.820