



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
THURSDAY, MARCH 7, 2024**

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SUBSTITUTE ORDINANCE NO. BL2023-103

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit ~~five~~ four multi-family residential units, all of which is described herein (Proposal No. 2023SP-069-001).

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit ~~five~~ four multi-family residential units, being Property Parcel No. 057 as designated on Map 053-16 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 053 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~5~~ 4 multi-family residential units. Short Term Rental Property (STRP) owner occupied and not owner-occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
2. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The site layout depicted in the Preliminary SP Plan shall be replaced with the site layout depicted in Exhibit A.
6. Three guest parking spaces shall be provided as shown in Exhibit A.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. 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 9. 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.

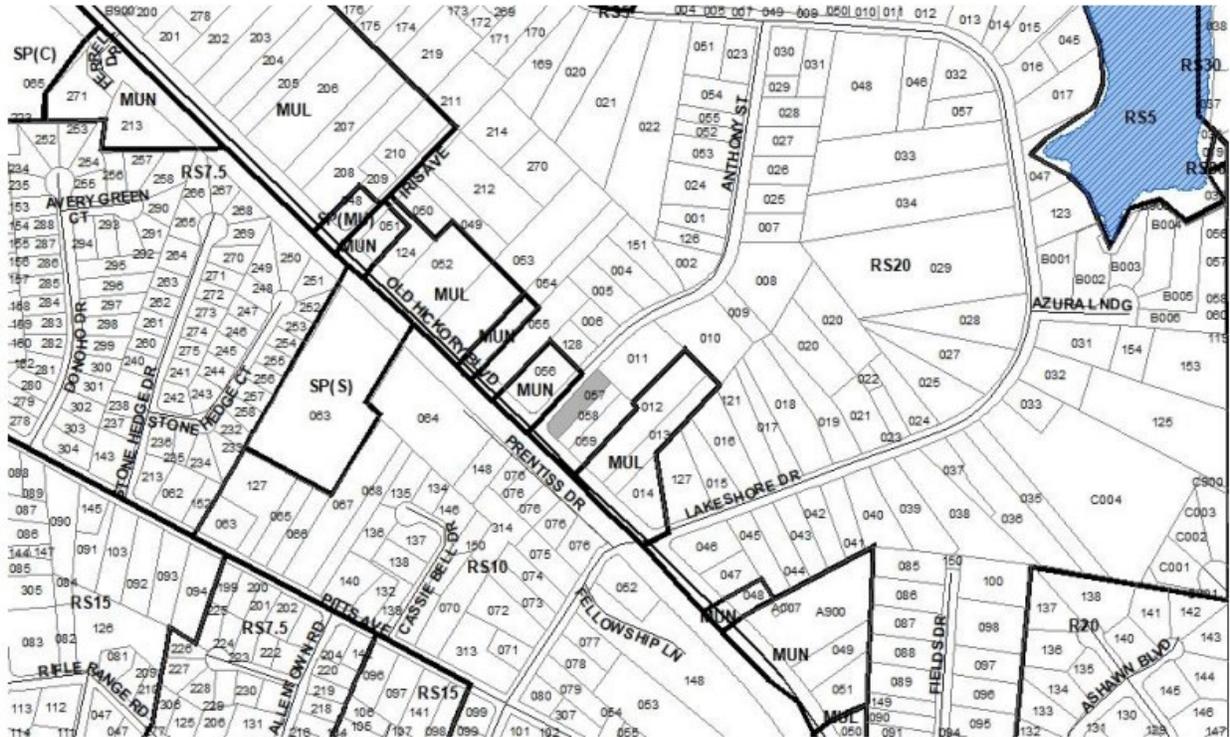
INTRODUCED BY:

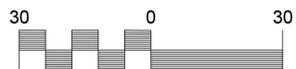
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Jeff Eslick  
Member of Council

2023SP-069-001  
3800 OLD HICKORY BOULEVARD  
Map 053-16, Parcel(s) 057  
Subarea 14, Donelson – Hermitage – Old Hickory  
District 11 (Jeff Eslick)  
Application fee paid by: Katherine Hall Newsom

A request to rezone from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit five four multi-family residential units, requested by Dale & Associates, applicant; J. Arthur, LLC, owner.





SCALE: 1" = 30'  
SITE: 0.39 Acres



3800 Old Hickory Boulevard

Dale and Associates  
Job #23036

Concept Layout

Unit Size Breakdown

Unit 1 = 1,364 SF Footprint  
Unit 2 = 1,040 SF Footprint  
Units 3 & 4 = 1,140 SF Footprint

Zoning Breakdown

004 Exist. Zoning:  
RS20



SUBSTITUTE ORDINANCE NO. BL2023-128

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from MUL to AR2A zoning for property located at Mt. View Road (unnumbered) at the southeastern intersection of Mt. View Rd. and Crossings Blvd. (2.13 acres), all of which is described herein (Proposal No. 2024Z-001PR-001).

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from MUL to AR2A zoning for property located at Mt. View Road (unnumbered) at the southeastern intersection of Mt. View Rd. and Crossings Blvd. (2.13 acres), being Property Parcel No. 448 as designated on Map 163 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 163 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

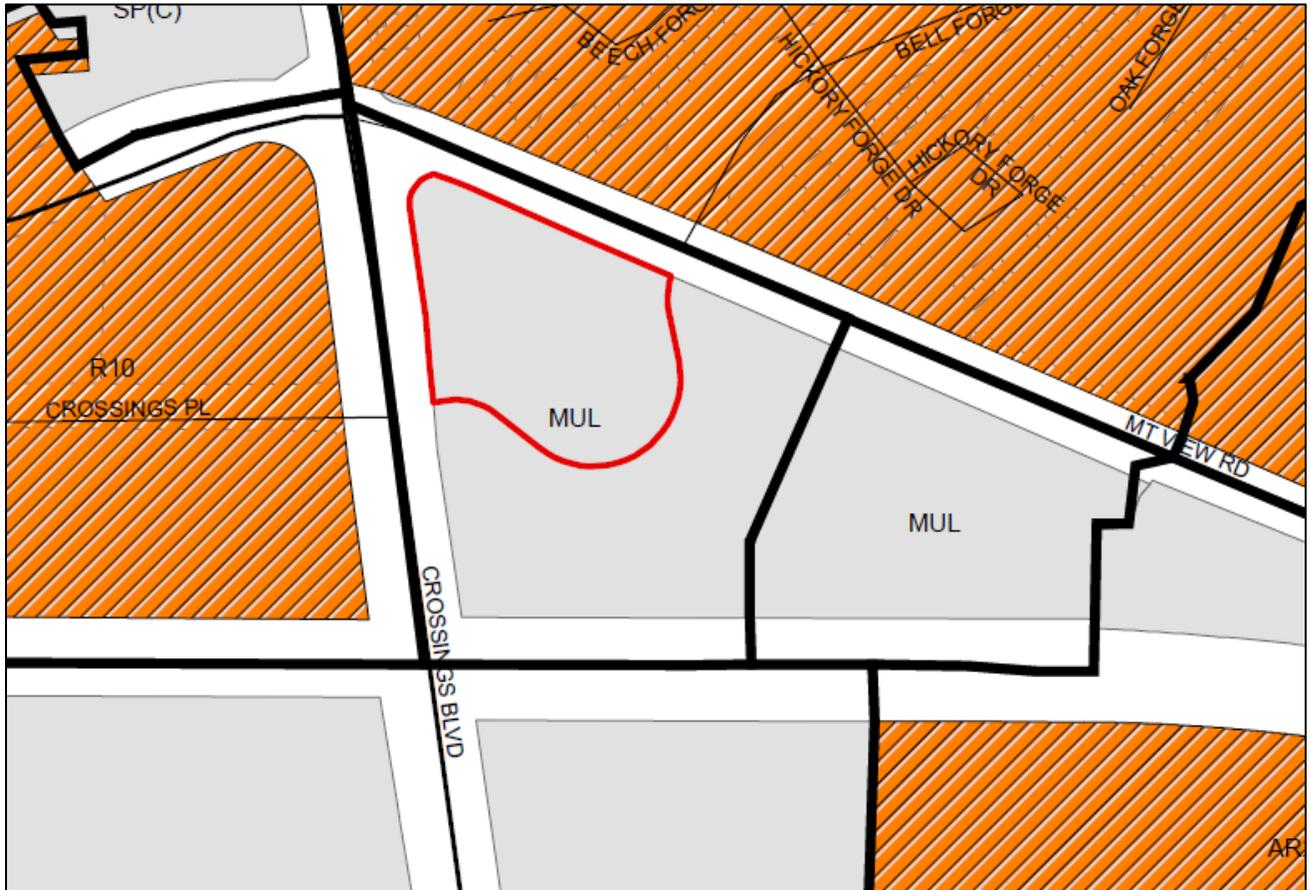
Section 4. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

\_\_\_\_\_  
Joy Styles  
Member of Council

2024Z-001PR-001  
Map 163, Parcel(s) 448  
Subarea 13, Antioch – Priest Lake  
District 32 (Styles)  
Application fee paid by: Waived by Councilmember

A request to rezone from MUL to AR2A zoning for property located at Mt. View Road (unnumbered) at the southeastern intersection of Mt. View Rd. and Crossings Blvd. (2.13 acres), requested by Councilmember Joy Styles, applicant; Rajendra Bhakta, owner.



AMENDMENT NO. \_\_\_\_  
TO  
RESOLUTION NO. RS2024-288

Madam President – I hereby move to amend Resolution No. RS2024-288 as follows:

I. By amending Section 2 as follows:

Section 2. The Report should include, but not be limited to, the following:

1. Evaluation of the extent to which the Metropolitan Government's current transportation, stormwater, and water and sewer systems, school system, and other infrastructure can support the anticipated growth of the Metropolitan Government over the next ten years; and identify any needed infrastructure investments.
2. Evaluation of the extent to which the Metropolitan Government's current regulations and Code provisions limit or negatively affect housing supply, affordability, and equity; and identify the benefits and impacts of zoning, and other regulatory reform, including an assessment of the impacts on communities of color, and other historically underserved communities.
3. Review of planned infrastructure improvements funded through the Metropolitan Government's capital spending plans and water and sewer bonds to determine additional funding amounts needed to adequately provide infrastructure that will support any recommended increase in housing density. This review should include an evaluation of current requirements for adding infrastructure with development.
4. Review of the estimated costs to develop ~~duplex, triplex, and multifamily residential~~ buildings in Nashville and Davidson County and determine whether the impact these development costs will deliver have on housing products availability that address as it pertains to Nashville and Davidson County's existing and long term affordability needs.

II. By amending Section 4 as follows:

Section 4. That preliminary information regarding the scope of the review and analyses required by this Resolution, and any costs associated with the same be delivered to the Council no later than June 1, 2024, including any supplemental budgetary needs to fund additional analyses necessary to carry out the objectives of the Resolution; that, after June 1, 2024, a comprehensive update including potential interim policy, regulatory, and zoning and legislative reform recommendations be delivered once per quarter to the Council until August 1, 2025; and that a final report, including, but not limited to, specific and actionable recommendations for legislative action, be submitted to the Council no later than August 1, 2025.

SPONSORED BY:

\_\_\_\_\_  
Jacob Kupin  
Member of Council

SUBSTITUTE ORDINANCE NO. BL2023-132

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CS to ~~MUN-A-NS R6-A~~ zoning for property located at ~~99 Bridgeway Avenue~~ 103 Rayon Drive, south of Bridgeway Avenue and east of Rayon Drive, (~~0.46~~ 0.15 acres), all of which is described herein (Proposal No. 2023Z-078PR-001).

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from CS to ~~MUN-A-NS R6-A~~ zoning for property located at ~~99 Bridgeway Avenue~~ 103 Rayon Drive, south of Bridgeway Avenue and east of Rayon Drive, (~~0.46~~ 0.15 acres), being Property Parcel No. ~~230~~ 251 as designated on Map 044-05 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be on Map 044 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

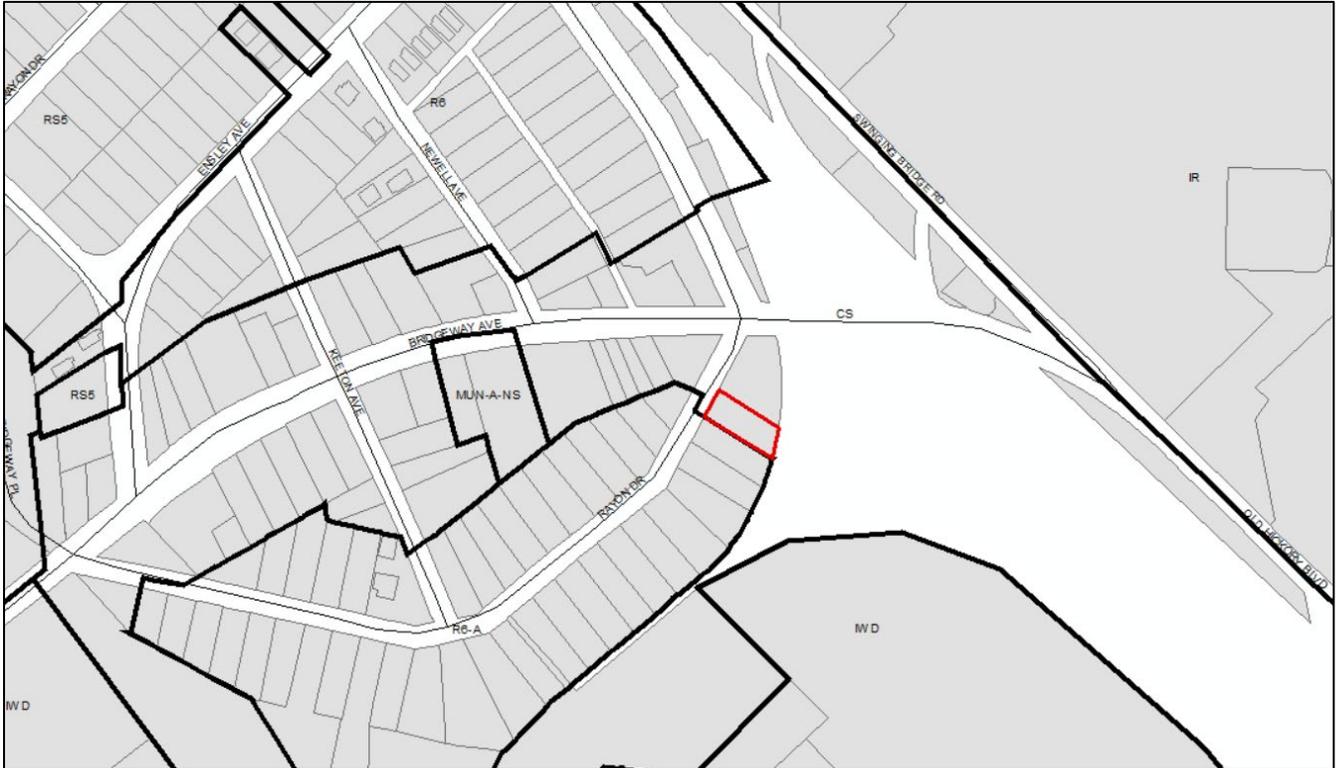
Section 4. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

\_\_\_\_\_  
Jeff Eslick  
Member of Council

2023Z-078PR-001  
Map 044-05, Parcel(s) 230 251  
Subarea 14, Donelson – Hermitage – Old Hickory  
District 11 (Eslick)  
Application fee paid by: Joshua P Hellmer

A request to rezone from CS to ~~MUN-A-NS~~ R6-A zoning for property located at ~~99 Bridgeway Avenue~~ 103 Rayon Drive, south of Bridgeway Avenue and east of Rayon Drive, (~~0.46~~ 0.15 acres), requested by Cream City Development, LLC, applicant and owner.



AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2024-230

Madam President --

I hereby move to amend Ordinance No. BL2024-230 by amending Section 1 as follows:

Section 1. That the Metropolitan Code of Laws Section 12.72.020 shall be replaced and amended as follows:

The Chief of Police shall establish, by rules and regulations, the procedures for the operation of the tow-in lot and fix the methods of collecting storage charges. The Chief of Police shall also establish the rates of administrative fees related to operation of the tow-in lot, as approved by the Finance Director. The rates of administrative fees set by the Chief of Police shall be published for public viewing at the tow-in lot and a copy filed with the Metropolitan Clerk. Amendments to the rates shall similarly be published and filed. Such rates shall be no higher than necessary to cover the Metropolitan Government's costs of operating the tow-in-lot on an annual basis.

SPONSORED BY:

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Delishia Porterfield  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2023-120

Madam President:

I hereby move to amend Ordinance No. BL2023-120 as follows:

- I. By amending Section 2, Proposed Metropolitan Code of Laws Section 17.12.080, Subsection D.3, as follows:

3. If a property is located within 0.25 miles of local, state, or federal park a ~~5% reduction in useable open space is permitted, and~~ no minimum useable open space is required; however, the Compact Development subdivision is required to have at least 10% total open space. ~~a-~~ For the purpose of this section greenways shall not be considered parks.

INTRODUCED BY:

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Jennifer Gamble  
Member of Council