



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

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**Type:** Resolution      **Status:** Passed

**File created:** 2/27/2024      **In control:** Transportation and Infrastructure Committee

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**Title:** A resolution requesting the Metropolitan Planning Department, Metropolitan Department of Codes and Building Safety, Historic Preservation Offices, Metro Water Services, and Nashville Department of Transportation and Multimodal Infrastructure to conduct the necessary technical studies, as determined by the departments, to provide a comprehensive analysis of recommended changes to the Metropolitan Code of Laws that would increase allowable density in Nashville and Davidson County and make recommendations regarding land use policy which incorporates affordable and workforce housing strategies that can be supported by existing and planned infrastructure.

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**Indexes:**

**Code sections:**

**Attachments:** 1. Amendment No. 1 to RS2024-288

Date	Ver.	Action By	Action	Result
3/20/2024	1	Mayor	approved	
3/19/2024	1	Metropolitan Council	adopted	
3/19/2024	1	Metropolitan Council	amended	
3/19/2024	1	Government Operations and Regulations Committee	approved with an amendment	
3/18/2024	1	Transportation and Infrastructure Committee	approved with an amendment	
3/18/2024	1	Planning and Zoning Committee	approved with an amendment	
3/7/2024	1	Metropolitan Council	deferred	
2/27/2024	1	Metropolitan Council	filed	

A resolution requesting the Metropolitan Planning Department, Metropolitan Department of Codes and Building Safety, Historic Preservation Offices, Metro Water Services, and Nashville Department of Transportation and Multimodal Infrastructure to conduct the necessary technical studies, as determined by the departments, to provide a comprehensive analysis of recommended changes to the Metropolitan Code of Laws that would increase allowable density in Nashville and Davidson County and make recommendations regarding land use policy which incorporates affordable and workforce housing strategies that can be supported by existing and planned infrastructure.

WHEREAS, NashvilleNext serves as the general plan for the Metropolitan Government of Nashville and Davidson County and recognizes the critical importance of housing diversity, supply and affordability, aligned with infrastructure, and the importance of maintaining the character of our neighborhoods; and

WHEREAS, as Nashville continues to experience growth, it is necessary to review the Metropolitan Code of Laws (the "Code"), Metro's land use policies, and Metro departmental policies and regulations to ensure the

Code and departmental policies responsibly promote housing attainability and economic prosperity by providing a variety of housing types that are achievable for Nashvillians at every phase of life and across income levels; and

WHEREAS, to promote a livable city, housing must align with adequate infrastructure, and an examination of the Code, land use policies, and Metro departmental policies and regulations should be accompanied by identification of existing and potential infrastructure deficiencies and the capital investment necessary to address those deficiencies; and

WHEREAS, the Metropolitan Government has strived, and should continue to strive, to fully understand how current zoning and any future zoning reform could disproportionately affect specific communities, including communities of color, and other historically underserved communities; and

WHEREAS, the Metropolitan Government should ensure the Code, land use policies, and Metro departmental policies and regulations are aligned with the city's goals, including but not limited to, mobility, affordability, historic preservation, environmental sustainability, adequate stormwater measures, safe drinking water, and sufficient sanitary sewer capacity; and

WHEREAS, various technical studies are currently underway, including the Multimodal Mobility Plan, Transit Oriented Development Study, Stormwater and Land Use Study, and Unified Housing Strategy, which will provide important data to the Metropolitan Government regarding infrastructure readiness, prioritization of future transportation improvements, and housing needs; and

WHEREAS, accurate and timely data and analysis should be incorporated into any major advancement of citywide land use, housing, and development policy and regulations; and

WHEREAS, in order to comprehensively address housing and infrastructure readiness, various Metropolitan Government departments must continue to work together to complete their ongoing work, undertake inter-departmental review and coordination, create comprehensive options and recommendations for zoning, development, and land use policy revisions, and present those options and recommendations for significant public review and comment; and

WHEREAS, it is important that a comprehensive study and analysis of Metro's current policies and infrastructure be conducted along with a plan for how future housing can be supported throughout Nashville and Davidson County.

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

Section 1. That the Metropolitan Council hereby requests the Metropolitan Planning Department, Metropolitan Department of Codes and Building Safety, Historic Preservation Offices, Metro Water Services, and Nashville Department of Transportation and Multimodal Infrastructure to provide a comprehensive report (the "Report") to the Council containing recommended changes to the Metropolitan Code of Laws (the "Code") that would increase, where appropriate, permitted housing types and density in the city and further make detailed recommendations regarding land use policy and zoning and development rules and regulations that incorporate best practice housing strategies for the city that can be supported by existing and planned infrastructure. The recommendations should incorporate the findings of the any technical work, as well as any additional technical analysis or community engagement necessitated by this Resolution.

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 buildings in Nashville and Davidson County and determine whether these costs will deliver housing products that address Nashville and Davidson County's existing and long term affordability needs.

Section 3. Based upon the Report and the analyses contained therein as provided in Sections 1 and 2 of this Resolution, the identified departments should enact policy and regulatory changes consistent with best practices related to encouraging the development of housing types to ensure housing is attainable and affordable for Nashvillians at every phase of life and across income levels, and prepare detailed recommendations for the Council that address housing needs which align with NashvilleNext, consider equitable access to opportunities and amenities, infrastructure priorities and needs, and other identified Metro-wide strategic objectives.

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; 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.

Section 5. That this Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.