

This ordinance amends Section 17.40.720 of the Metropolitan Code to require mailed notice of the public hearing for amendments to Title 17, the Zoning Code, that would result in a change in the number of permitted dwelling units on parcels zoned R, R-A, RS, and/or RS-A. Such notice would be required to conform to the same standards as the mailed notice currently required for amendments to the official zoning map and be sent to all affected parcel owners, all surrounding parcel owners within 1,000 feet of an affected parcel, and to the address(es) of the affected parcels should the owner's address differ. Additionally, the ordinance requires that the Planning Department be responsible for the preparation and mailing of this notice.

Currently, no mailed notice to property owners is required for text amendments to Title 17. Rather, notice is provided by advertisement in a newspaper of general circulation at least 21 days prior to the public hearing, as well as the posting of the meeting agenda on the Legislative Information Center website (Legistar) via Nashville.gov.

The Planning Commission recommended the withdrawal of this item (7-0) at their July 25, 2024, meeting.

Fiscal Note: The Planning Department staff estimates the cost of a single mailing under this legislation could be as much as approximately \$250,000, not including signage. The calculation utilized by Planning staff to arrive at the approximate cost is as follows: number of properties zoned R/RS (~189k) + properties within 1,000 feet (~61k) x \$1.00/mailed notice (based on postage and vendor costs) = \$250,000.