



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2024-402, **Version:** 1

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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 RS5 to RM20-A-NS zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres), all of which is described herein (Proposal No. 2024Z-030PR-001).

WHEREAS, the proposed zoning district allows for new uses and more square footage to be built on this property than can currently be achieved; and

WHEREAS, the proposed zoning district allows for residential uses that are very likely to produce higher pedestrian activity than the current permitted uses, based on the Planning Department's experience with the following: similar rezonings, the new residential activity that will be allowed on this site, and the locations of this rezoning near pedestrian amenities; and

WHEREAS, it has been determined by the Metropolitan Government that sidewalks at this location constitute critical infrastructure required to ensure the functionality of the site and therefore conditioning the rezoning of this property is appropriate; and

WHEREAS, because of the change in uses and allowed intensity, there is a clear nexus between the change in zoning and the need for sidewalks to be constructed along public streets by the developer for use by future residents and users of the site.

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 RS5 to RM20-A-NS zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres), being Property Parcel Nos. 365, 366 as designated on Map 119-05 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 made on Map 119 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 following conditions shall be completed, bonded, or satisfied as specifically required:

1. Sidewalks consistent with Metro Standards shall be constructed along all public street frontages prior to final use and occupancy permit.

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.