



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: BL2021-831

Type: Bill (Ordinance) **Status:** Withdrawn

File created: 7/12/2021 **In control:** Planning and Zoning Committee

On agenda: 4/19/2022 **Final action:** 4/19/2022

Title: An ordinance amending Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of "Short term rental property (STRP)-Not owner-occupied" and to amend parking requirements related to "Short term rental property (STRP)-Not owner-occupied" (Proposal No. 2021Z-012TX-001).

Sponsors: Freddie OConnell, Russ Bradford, Sean Parker

Indexes:

Code sections:

Attachments: 1. BL2021-831, 2. Proposed Amendment - BL2021-831 - O'Connell

Date	Ver.	Action By	Action	Result
4/19/2022	1	Metropolitan Council	withdrawn	
4/19/2022	1	Government Operations and Regulations Committee	withdrawn	
4/18/2022	1	Planning and Zoning Committee	withdrawn	
3/15/2022	1	Metropolitan Council	deferred	
12/7/2021	1	Metropolitan Council	deferred	Pass
11/18/2021	1	Planning Commission	disapproved	
11/2/2021	1	Metropolitan Council	public hearing	
11/2/2021	1	Metropolitan Council	deferred	
10/5/2021	1	Metropolitan Council	deferred	
9/7/2021	1	Metropolitan Council	public hearing	
9/7/2021	1	Metropolitan Council	deferred	
8/13/2021	1	Metropolitan Council	advertised	
7/20/2021	1	Metropolitan Council	passed on first reading	
7/13/2021	1	Metropolitan Council	filed	

An ordinance amending Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of "Short term rental property (STRP)-Not owner-occupied" and to amend parking requirements related to "Short term rental property (STRP)-Not owner-occupied" (Proposal No. 2021Z-012TX-001).

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

Section 1. That Section 6.28.030.B of the Metropolitan Code is hereby amended as follows:

B. "Short term rental property (STRP)-Not owner-occupied" means a dwelling unit that is not owner-occupied containing not more than four sleeping rooms that is used and/or advertised through an online marketplace

for rent for transient occupancy by guests.

Section 2. That Subsection 17.04.060.B of the Metropolitan Code is hereby amended the definition of “Short term rental property - Not owner occupied” as follows:

"Short term rental property (STRP)-Not owner-occupied" means a dwelling unit that is not owner-occupied containing not more than four sleeping rooms that is used and/or advertised through an online marketplace for rent for transient occupancy by guests.

Section 3. That Table 17.20.030 in Section 17.20.030 of the Metropolitan Code is hereby amended by adding the following under “Commercial Land Uses”:

Short Term Rental Property - Not Owner Occupied	1 space per bedroom/sleeping area
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Section 4. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance amends Sections 6.28.030, 17.04.060, and 17.20.030 related to “Short term rental property (STRP)- Not owner-occupied” uses. The definition of “Short term rental property (STRP)- Not owner-occupied” would be amended in two different Code provisions to remove “residential” from the definition. This use is already considered a commercial use under Title 17. Further, this ordinance would require that the STRP-Not owner-occupied use have a parking minimum of one space per bedroom/sleeping area.

This has been disapproved by the Planning Commission.