Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2022-1270	**Name:**	
Type:	Bill (Ordinance)	**Status:**	Passed
File created:	5/31/2022	**In control:**	Planning and Zoning Committee
On agenda:	8/16/2022	**Final action:**	8/16/2022
Title:	An Ordinance amending Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern (Proposal No. 2022Z-009TX-001).		
Sponsors:	Russ Pulley, Courtney Johnston, Nancy VanReece		
Indexes:			
Code sections:			
Attachments:	1. Amendment No. 1 to BL2022-1270		

Date	Ver.	Action By	Action	Result
8/19/2022	1	Metropolitan Council	effective	
8/17/2022	1	Mayor	approved	
8/16/2022	1	Metropolitan Council	passed on third reading as amended	
8/16/2022	1	Metropolitan Council	amended	
8/15/2022	1	Planning and Zoning Committee	approved with an amendment	
8/2/2022	1	Metropolitan Council	passed on second reading	
8/2/2022	1	Metropolitan Council	public hearing	
7/28/2022	1	Planning Commission	approved	
7/5/2022	1	Metropolitan Council	deferred	
6/10/2022	1	Metropolitan Council	advertised	
6/7/2022	1	Metropolitan Council	passed on first reading	
5/31/2022	1	Metropolitan Council	filed	

An Ordinance amending Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern (Proposal No. 2022Z-009TX-001).

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

Section 1. That Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12.030 by deleting subsection C.3. in its entirety and substituting with the following new subsection C.3:

“3. In residential areas with an established development pattern, the minimum required street setbacks for the R, RS and MHP districts shall be the average setback of the four nearest single-family or two-family houses on the same block face that are oriented to the same street and that follow the established development pattern. When there are less than four single-family or two-family houses on the same block face that are oriented to

powered by Legistar™

the same street and that follow the established development pattern, then the minimum required street setback shall be the average setback of all single-family or two-family houses on the same block face that are oriented to the same street and that follow the established development pattern. When there are no other single-family or two-family houses on the same block face, oriented to the same street and that follow the established development pattern, then the value provided in Table 17.12.030A shall determine the setback. In the MUN and MUL districts, the average street setback of existing structures along the same block face may be applied to new construction on that block, if determined appropriate by the zoning administrator to maintain or reinforce an established form of character of development."

Section 2. 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 3. 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.

Analysis

The ordinance amends Section 17.12.030 of the Metropolitan Code of Laws regarding the contextual street setback requirement in R, R-A, RS, RS-A, and MHP zoning districts. The contextual street setback only applies along streets with an established development pattern and is determined by calculating the average street setback of the four nearest single-family or two-family houses on the same block face oriented to the same street and follow the established development pattern, with a maximum required street setback of three times the standard setback provided in Table 17.12.030.A. The ordinance under consideration removes the three times the standard setback maximum, requiring contextual street setbacks to be calculated based on the average street setback with no maximum limit.

This ordinance was approved 9-0 by the Planning Commission at their July 28, 2022 meeting.

powered by Legistar™