Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-721, **Version:** 1

An ordinance amending Sections 17.08.030 and 17.16.050 of the Metropolitan Code, Zoning Regulations to remove the Alternative Financial Services use from the ON - Office Neighborhood, CN - Commercial Neighborhood, CN-A - Commercial Neighborhood Alternative, CN-NS - Commercial Neighborhood No STRP, and CN-A-NS - Commercial Neighborhood Alternative No STRP zoning districts (Proposal No. 2021Z-004TX-001).

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

Section 1. That the Zoning District Land Use Table in Section 17.08.030 of the Metropolitan Code is hereby amended as shown in Exhibit A.

Section 2. That Section 17.16.050, Subsection D.2 of the Metropolitan Code is hereby amended as follows:

2. Alternative financial services establishments in the MUN, MUN-NS, MUN-A, and MUN-A-NS~~, ON, CN, and CN-NS~~ zoning districts shall be limited to two thousand five hundred square feet of gross floor area per establishment.

Section 3. That this Ordinance shall take effect immediately 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

The proposed ordinance would remove alternative financial services as a permitted use in ON, CN, CN-A, CN-NS, and CN-A-NS zoning districts. It would also amend Section 17.16.050.D.2 which has size limitations for alternative financial services in the ON, CN, and CN-NS zoning districts.

Alternative financial services would still be permitted in many mixed-use, commercial, and shopping center zoning districts. These zoning districts are primarily located along major corridors or within large areas of non-residential uses. Development in these zoning districts tends to serve a wider range of people, as opposed to providing immediate services adjacent to serve a neighborhood level. Both the CN and ON zoning districts are typically near residentially zoned properties and intended for nonresidential uses to be developed at a smaller, neighborhood scale. From an analysis of existing alternative financial service establishments by the Planning Department, there were none found in the ON zoning district and one found in the CN zoning district.

This has been approved by the Planning Commission.