



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-784, **Version:** 2

An ordinance amending Sections 17.36.680 and 17.36.690 of the Metropolitan Code, Zoning Regulations to expand the allowable locations of a Detached Accessory Dwelling Unit (DADU) Overlay District (Proposal No. 2021Z-008TX-001).

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

Section 1. That Section 17.36.680 of the Metropolitan Code is hereby amended by adding the following language:

The DADU overlay district provides additional housing options in the Urban Zoning Overlay and the Highland Heights Study Area, as adopted by the Metropolitan Planning Commission on June 14, 2018.

Section 2. That Section 17.36.690 of the Metropolitan Code is hereby amended by adding the following language:

A DADU overlay district shall be created within the Urban Zoning Overlay or the Highland Heights Study Area, as adopted by the Metropolitan Planning Commission on June 14, 2018, according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map.

Section 3. 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

The ordinance, as substituted, amends Section 17.36.690 of the Metro Code to allow for the Highland Heights neighborhood (as defined by the adopted Highland Heights Study Area) to be eligible for the recently adopted DADU Overlay. The DADU Overlay was passed by the Council on May 18, 2021 through Ordinance No. BL2021-620 and enables the DADU use on RS zoned lots located within the overlay area. Currently, the eligible area for a DADU overlay is restricted to the Urban Zoning Overlay (UZO).

The prior version of this ordinance included additional provisions related to the definition of "Accessory dwelling, detached" and also required this use to have one parking space. These provisions were removed by the substituted adopted by the Council on August 3, 2021.

The ordinance has been disapproved by the planning commission.