File #: RS2024-234, **Version:** 1

A resolution requesting the Metropolitan Planning Department and the Metropolitan Department of Codes and Building Safety to create a pattern book for medium-density housing, as further described herein.

WHEREAS, medium-density housing, commonly referred to as “missing middle” housing, is a category of residential development falling between detached single-family housing and multi-family developments containing more than twelve units; and

WHEREAS, medium-density housing, if done appropriately, can provide additional housing choice and housing affordability within established neighborhoods without negatively impacting neighborhood character; and

WHEREAS, historically, zoning regulations around the country and in Nashville have made medium-density housing difficult or impossible to build in most neighborhoods, giving rise to the term “missing middle”; and

WHEREAS, pattern books are a collection of architectural designs and schematics that were a common development tool in pre-World War Two America to enable real estate development by novice developers at a reduced cost but fell out of use with the rise of zoning regulations; and

WHEREAS, the creation of a modern pattern book can encourage more medium-density housing by creating pre-approved designs and layouts that can enable small scale developers to build medium-density developments on infill lots within established neighborhoods; and

WHEREAS, these potential medium-density infill developments will help improve housing affordability in Nashville’s established neighborhoods by creating a larger variety of housing types.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Metropolitan Council hereby requests that the Metropolitan Planning Department and Metropolitan Department of Codes and Building Safety draft and adopt a pattern book for medium-density housing, to be completed no later than July 1, 2025. Such pattern book shall include an outline of the processes for building medium-density housing types in Nashville and Davidson County and varied design guides including floor plans, elevations, and instructions on how to proceed to get such designs approved for construction.

Section 2. That the Metropolitan Council hereby requests that this initiative be funded in the Fiscal Year 2025-2026 operating budget at an amount recommended by the director of the Metropolitan Planning Department and the director of the Metropolitan Department of Codes and Building Safety.

Section 3. The Metropolitan Clerk is directed to send a copy of this Resolution to the Director of the Metropolitan Planning Department, the Director of the Metropolitan Department of Codes and Building Safety, and the Mayor.

Section 4. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.