Metropolitan Nashville and Davidson County, TN

Legislation Text

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A resolution requesting the Metropolitan Planning Department to create a county-wide map that identifies areas that are appropriate for the new residential zoning districts proposed by BL2025-1005, including RN1, RN2, RL1, RL2, and RL3, consistent with the adopted NashvilleNext Community Character Manual and the Metropolitan Code of Laws.

WHEREAS, the Metropolitan Government of Nashville and Davidson County is considering adopting new residential zoning districts RN1, RN2, RL1, RL2, and RL3 within the Metropolitan Zoning Code to provide additional tools for aligning land use and development patterns with the needs of Nashville and Davidson County's diverse neighborhoods; and

WHEREAS, NashvilleNext, as adopted by the Metropolitan Planning Commission, establishes a long-term vision for growth and development and emphasizes context-sensitive decision making, infrastructure alignment, transit-supportive development, and clear community engagement practices; and

WHEREAS, the Community Character Manual offers more detailed guidance on land-use patterns and development expectations at the neighborhood level, serving as the principal basis for the Planning Commission's evaluation of zone change proposals; and

WHEREAS, to ensure the new zoning districts are used consistently with the goals of NashvilleNext and the Metropolitan Zoning Code, additional tools are needed to help identify areas where these districts may be appropriate, based on existing and planned infrastructure, multimodal transportation access, environmental considerations, and community context; and

WHEREAS, creating a publicly accessible, county-wide map illustrating where RN1, RN2, RL1, RL2, and RL3 zoning districts are suitable based on NashvilleNext and relevant sections of the Metropolitan Code would promote transparency, predictability, and informed participation for residents, neighborhood groups, and applicants; and

WHEREAS, such a map would also strengthen the Metropolitan Planning Commission's ability to issue consistent, policy-informed recommendations on zoning requests by providing an additional guardrail aligned with adopted plans and codes; and

WHEREAS, infrastructure capacity and transit investments will continue to evolve, and periodic updates to any such map will be necessary to ensure it remains aligned with NashvilleNext's implementation and the ongoing refinement of community plans; and

WHEREAS, establishing an effective date and a process for future updates will ensure this map remains relevant and accurate as a planning tool for the public, Metropolitan Council, and Planning Commission.

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 create a

county-wide map identifying areas that are appropriate for the new residential zoning districts proposed by BL2025-1005, including RN1, RN2, RL1, RL2, and RL3 consistent with the adopted NashvilleNext Community Character Manual and the Metropolitan Code of Laws.

Section 2. The Metropolitan Council requests that the Metropolitan Planning Department make this map publicly accessible to support transparency, public understanding, and meaningful community engagement regarding the potential application of these zoning districts.

Section 3. The Metropolitan Council further requests the Metropolitan Planning Commission to reference this map when evaluating and making recommendations on zone change proposals involving RN1, RN2, RL1, RL2, and RL3, recognizing it as a guiding tool that complements NashvilleNext and provides added consistency and guardrails.

Section 4. The Metropolitan Council requests the Planning Department to complete an initial draft of this map by January 31, 2026, and to update it periodically as changes occur in infrastructure capacity, transit availability, community plan updates, or other relevant planning conditions.

Section 5. The Metropolitan Clerk is directed to send a copy of this Resolution to the Director of the Metropolitan Planning Department.

Section 6. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.