

Metropolitan Planning Commission



Staff Reports

February 14, 2008

ZONING MAP AMENDMENTS

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Project No.
Council Bill
Council District
Requested by

Zoning Text Change 2006Z-022T
BL2008-115
Countywide
Councilmember Tygard

Staff Reviewer
Staff Recommendation

Bernards
Approve

REQUEST

Amend Title 17 of the Metropolitan Code, Section 17.04.060B, to modify the definition of “two-family” structure to include two detached dwelling units.

Amend 17.04.060.B
Definitions of general terms

Amend the definition of “two-family” structures by adding the following (underlined) provision at the end of the definition:

“Two-family means two attached dwelling units forming a single structure connected by not less than eight feet of continuous floor, roof and walls, or two detached dwelling units separated by at least ten feet, provided that the distance can be less than ten feet if the facing walls on both units are rated according to the Standard Building Code as adopted by the Metropolitan Government pursuant to Chapter 16.08 of the Metropolitan Code of Laws.”

HISTORY

This zoning text change request was recommended for approval by the Planning Commission at its February 9, 2006, meeting. The text change was withdrawn on third reading at Council on December 19, 2006. The bill was reintroduced at the January 15, 2008, Council meeting and is scheduled for public hearing at Council on March 4, 2008. As more than two years will have passed between Planning Commission approval and the public hearing at Council, Planning Commission is required by the Zoning Code to act on this matter again.

ANALYSIS
Existing Law

The current definition of a “two-family” structure in the Zoning Code requires two attached dwelling units to form a single structure connected by not less than eight feet of continuous floor, roof and walls.

In the past, two-family structures were largely built as two units within one large structure. In recent years, however, more two-family structures are being built as



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two buildings with a connector. One of the most frequently heard complaints about two-family structures designed as two buildings with a connector is that they are out of character in neighborhoods with single-family homes or two-family homes designed to look like a single, unified structure.

The proposed change to the definition of “two-family” structures will allow for additional options in the design of two-family structures. The proposed definition requires that the facing walls on detached two-family structures be built to the specifications of the Standard Building Code.

RECOMMENDATION

Staff recommends approval. The Planning Commission recommended approval of this zoning text change on February 9, 2006, and there have been no changes that would warrant an alternative recommendation. The proposed change to the definition of “two-family” structures in the Zoning Code will provide additional design options for property owners seeking to build two-family structures. In addition, it addresses one design complaint surrounding two-family structures, while continuing to allow two-family structures to meet the housing needs of residents of Nashville/Davidson County.

CONCEPT PLANS