MEMO

TO: MEMBERS OF THE METRO PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT

SUBJECT: Wedgewood-Houston Chestnut Hill Urban Design Overlay Residential Entitlements

DATE: February 13, 2025

In 2021, the Wedgewood-Houston Chestnut Hill Urban Design Overlay (WHCH UDO) was approved by BL2021-635 in conjunction with a rezoning of property to higher density zoning districts, principally RM20-A-NS, approved by BL2021-634. The WHCH UDO references RM20-A-NS directly within the standards, particularly the provision called *Residential Entitlements* on pages 6-7. Specifically, the regulation states:

> All residential properties within the UDO boundary and the RM20-A-NS zoning district are entitled to two dwelling units that comply with UDO standards. Properties 5445 sq. ft. and larger shall be entitled to more than two units that comply with UDO standards at a rate of twenty dwelling units per acre.

This regulation, which is also referred to as the "RM factor" is specific to the RM20-A-NS originally contemplated by the WHCH UDO. However, subsequently Metro Council has rezoned areas of the UDO, particularly along the 2nd Avenue corridor, to RM40-A, while keeping the text of the UDO unchanged.

To clarify the applicability of the *Residential Entitlements* section and assist in administration of the WHCH UDO, staff has interpreted that for the purpose of determining the number of permitted units within the *Residential Entitlements* section, the RM20 factor noted in that section will be treated like a RM40 factor within RM40, RM40-NS, RM40-A, RM40-A-NS base zoning within the UDO. For any other RM zoning districts (e.g. RM15, RM60) not present within the current UDO boundaries, the factor would be similarly based on the density of those base zoning districts.

Additionally, the *Residential Entitlements* section shall only apply to those properties that are both residential properties and within the RM zoning districts, meaning it will be interpreted that the section shall not apply to mixed-use zoning districts.