

ORDINANCE NO. BL2025-_____

An ordinance amending certain access management sections of Chapters 13.12 and 17.20 of the Metropolitan Code of Laws to implement the Access Management Manual, which compiles regulations and guidelines for access from private property to the public right of way in order to modernize the development review process and make streets safer for all modes of transportation.

WHEREAS, in an effort to implement and achieve the Metropolitan Government's transportation goals, the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) has been working with stakeholders including the Tennessee Department of Transportation (TDOT), Urban Land Institute, Tennessee Section Institute of Traffic Engineers (TSITE), National Association for Industrial and Office Parks (NAIOP), WeGo and other Metro departments, to modernize the development review process; and,

WHEREAS, as part of this modernization of the development review process, NDOT has created the Access Management Manual ("Manual"), help plan for new development throughout the county through the implementation of access management requirements, guidelines, and standards that reduce conflict points, improve public safety, and support the buildout of an efficient transportation network; and,

WHEREAS, as set forth in the Manual attached hereto, NDOT has leveraged up-to-date industry research, peer city best practices, and technical standards from leading professional organizations to devise the regulations and guidelines set forth therein; and,

WHEREAS, the Manual is also consistent with Metro Nashville Transportation Plan ("Choose How You Move"), WalknBike Nashville, Vision Zero, Access 2040, Nashville Next, Connect Downtown, Metro Nashville's Community Plans, and other transportation analyses adopted by NDOT and other Metro Departments; and,

WHEREAS, NDOT wishes to amend certain sections of Chapters 13.12 and 17.20 of the Metro Code to update the development review process and implement the Manual; and,

WHEREAS, NDOT wishes to codify the NDOT Director's authority to issue access regulations in the form of the Manual; and

WHEREAS, during a meeting held on, October 20, 2025, the Traffic and Parking Commission voted to recommend this ordinance to the Metropolitan Council for approval; and,

WHEREAS, modernizing the development review process to create a safer transportation network is in the best interest of the Metropolitan Government.

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

Section 1. That Section 13.12.010 of the Metropolitan Code of Laws section is hereby amended by deleting it in its entirety and replacing it with the following:

13.12.010 – Driveway and access defined.

The term "driveway" or "access" as used in this chapter, means any portion of the normal sidewalk area, including grass plot, curb, gutter and sidewalks, of the streets, roadways and alleys of the metropolitan government intended for use by vehicles as a means of ingress and egress between the public right-of-way and abutting property.

Section 2. That Section 13.12.020 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

13.12.020 – Director Authority to promulgate Access Management Manual and Manual defined.

- a. The Director of the Department of Transportation and Multimodal Infrastructure (NDOT), with the approval of the mayor, is authorized to make reasonable and proper rules, regulations, and technical guidelines as may be necessary to establish driveway and access requirements between abutting property and the public right of way. All rules, regulations, and guidelines to such shall be posted on the NDOT website and filed with the metropolitan clerk. Amendments to the Access Management Manual shall be published on the metropolitan government's website at least 30 days before an amendment goes into effect.
- b. The NDOT Access Management Manual sets forth the Metropolitan Government's policy for all driveway requirements for new and infill land development. The Manual will also detail best practices for access design. Access constructed on public roadways in Nashville Davidson County shall comply with the requirements and standards set forth within the NDOT Access Management Manual regulations.

Section 3. That Section 13.12.030 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

13.12.030 – Waiver of Access Management Requirements.

A request to waive or deviate from NDOT's Access Management Manual's requirements shall be made by a property owner or their

representative in writing to NDOT using the process described in the access waiver form section of the Manual. The request for a waiver must be submitted to and approved by NDOT's chief engineer, or his/her designee, prior to any official site plan submittals to the Metropolitan Planning Department or for a Building Permit Application. A waiver from the Access Management Manual's requirements may be granted when reasonable site access cannot be achieved under the existing standards. To qualify, a property owner must demonstrate through the access waiver form that the proposed access point is essential for reasonable access to the site and will not significantly impact the transportation system or safety. In such cases, deviation from the Manual's requirements may be warranted to ensure reasonable access to the property.

Section 4. That Section 13.12.040 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

13.12.040 – Applications—Appeals.

A. All appeals of NDOT denials of driveway applications and requests for access management waivers (NDOT Access Waiver Form) shall be made in writing to the traffic and parking commission.

B. Appeals of driveway applications and requests for access management waiver denials may be made only after a driveway application or request for access management waiver has been denied by NDOT. The appeal request to the traffic and parking commission must include the Access Waiver Form fully filled out with NDOT's response page filled out and signed or the appeal will not be accepted.

C. Once such an appeal is made to the traffic and parking commission, staff to the traffic and parking commission shall place the appeal on the agenda of the next regular meeting of the commission.

Section 5. That Section 13.12.050 of the Metropolitan Code of Laws is hereby deleted in its entirety.

Section 6. That Section 13.12.060 of the Metropolitan Code of Laws is hereby deleted in its entirety.

- Section 7. That Section 13.12.070 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 8. That Section 13.12.080 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 9. That Section 13.12.090 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 10. That Section 13.12.100 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 11. That Section 13.12.110 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 12. That Section 13.12.120 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 13. That Section 13.12.130 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 14. That Section 13.12.140 of the Metropolitan Code of Laws Section is hereby deleted in its entirety.
- Section 15. That Section 13.12.150 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 16. That Section 13.12.160 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 17. That Section 13.12.170 of the Metropolitan Code of Laws is hereby deleted in its entirety.
- Section 18. That Section 13.12.180 of the Metropolitan Code of Laws is hereby deleted in its entirety.

Section 19. That Section 13.12.190 of the Metropolitan Code of Laws is hereby deleted in its entirety.

Section 20. That Section 13.12.200 of the Metropolitan Code of Laws is hereby deleted in its entirety.

Section 21. That Section 17.20.130 of the Metropolitan Code of Laws is hereby amended by adding a new subsection (F) as follows:

F. Lot requirements for off-street loading docks.

1. Maneuvering area shall be provided entirely on private property for all vehicles using loading docks or doors.
2. The loading dock or door shall be set back far enough from the right-of-way so that no portion of the right-of-way is occupied by trucks or other vehicles while loading or unloading.
3. The minimum setback for a loading dock or door shall be forty-five feet from the right-of-way. Where tractor-trailer units will be using the facility, the minimum setback shall be sixty-five feet.
4. For any proposed parking pattern which provides for parking headed into the side property lines at any angle other than ninety degrees, driveways will be approved, subject to all other conditions of this chapter, only if proper one-way operation of the parking area is provided.

Section 22. That Section 17.20.150 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

17.20.150 – Access Management Manual defined.

The Nashville Department of Transportation and Multimodal Infrastructure (NDOT) Access Management Manual sets forth the Metropolitan Government's policy for all driveway requirements for new and infill land development. The Manual will also detail best practices for access design. Access constructed on public roadways in Nashville Davidson County shall comply with the requirements and standards set forth within the NDOT Access Management Manual. See Metropolitan Code of Laws Section 13.12 for additional details.

Section 23. That Metropolitan Code of Laws Section 17.20.160 is hereby deleted in its entirety.

Section 24. That Metropolitan Code of Laws Section 17.20.170 is hereby deleted in its entirety.

Section 25. That Metropolitan Code of Laws Section 17.20.180 is hereby deleted in its entirety.

Section 26: That Metropolitan Code of Laws Section 17.20.190 is hereby deleted in its entirety.

Section 27: The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 28: This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

INTRODUCED BY:

Diana W. Alarcon, Director
Nashville Department of Transportation
and Multimodal Infrastructure

APPROVED AS TO AVAILABILITY
OF FUNDS:

Jenneen Reed, Director
Department of Finance

APPROVED AS TO FORM
AND LEGALITY:

Assistant Metropolitan Attorney