



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, MARCH 17, 2026**

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Substitute Amendment to Rules of Procedure, Rule 50

Madam President:

I move to amend the 2023-2027 Metropolitan Council Rules of Procedure by amending Rule 50 as shown below:

50. Election to boards and commissions

In the event of a vacancy for a board or commission not otherwise addressed in these rules and for which Council is charged with selecting a successor, the following procedure shall apply:

1. The Vice Mayor shall by letter notify members of the Council of the existence of a vacancy on said boards or commissions. Such notice letter shall be sent to the Executive Director of the relevant board or commission. At the next regularly scheduled Council meeting following a notification by the Vice Mayor, the Vice Mayor shall call for nominations from the membership of the Council to fill the vacancy on said board or commission, and the date for the election shall be declared. The Council may change the date of the election by a two-thirds vote.

2. ~~Those persons nominated~~ Nominees shall be referred to the Rules Committee for recommendation. The Committee shall meet, ~~and determine the relative qualifications of the various candidates~~ interview candidates, and report to the Council its recommendation prior to the election ~~at the next regular Council meeting at least two weeks following the Rules Committee meeting wherein the candidates were considered~~. No action may be taken upon such nominee until and unless such completed questionnaires have been sent to the Clerk by noon and Council members by 4:00 p.m. five days preceding a nominee appearance before the Rules Committee. Any nominee who does not submit their questionnaire in time to meet this deadline shall be deemed to have withdrawn their name for nomination. Any nominee who fails to appear before the Rules Committee shall be deemed to have withdrawn their name for nomination. A nominee's appearance before the Rules Committee may be deferred once, for no more than one meeting, upon the separate approvals of the Rules Committee and the Council. A committee recommendation to defer shall not constitute a failure to appear.

3. Upon receiving the recommendation of the Rules Committee, the Council shall conduct an election to ~~fill the vacancy. elect a person to the board or commission. Any person nominated~~ The election for all vacant seats on a board shall be held concurrently, with each Council member allowed to vote for a number of nominees equal to the total number of vacancies. Each vacancy will be filled by the top recipient of the requisite number of votes vote recipient and any ~~other~~ additional nominee(s), provided they receive the requisite number of votes, receiving the requisite number of votes in order of most votes received until all vacancies are filled. In the event of multiple vacancies, all nominees for the scheduled election shall be eligible for subsequent votes until all vacancies are filled. ~~each person nominated and not elected on the election for the first vacant position shall be deemed nominated for such succeeding election for~~

~~a vacant position being voted upon at such meeting.~~ Vacancies will be filled first for full terms, then for partial terms, beginning with the partial term with the most time remaining and continuing through the partial term with the least time remaining. Ties shall be broken by the Vice Mayor, first to ensure the number of elected nominees equal the number of vacancies, then to determine who receives the longer of available partial terms, then to determine who receives available full terms, if necessary.

SPONSORED BY:

Tom Cash
Member of Council

AMENDMENT NO. __
TO
ORDINANCE NO. BL2026-1255

Madam President –

I hereby move to amend Ordinance No. BL2026-1255

I. By adding the following recitals:

WHEREAS, sidewalk advertisements such as sandwich boards can be used to promote sales and increase foot traffic for local businesses throughout Nashville and Davidson County; and

WHEREAS, it is the duty of the Metropolitan Government to ensure pedestrian safety, compliance with federal laws governing access, and maintain the public right-of-way; and

WHEREAS, a permitting system is required to balance the benefits of sandwich boards as an economic benefit and maintain pedestrian traffic and the public right-of-way.

II. By amending Section 1 as follows:

Section 1. That Chapter 13.08 of the Metropolitan Code of Laws is amended by adding the following as a new Section 13.08.045:

13.08.045 - Sandwich Board Signs - Permit.

A. Definitions. For the purposes of this section, these terms shall be construed as follows:

1. "Public right-of-way" means all areas legally open to public use and used and/or intended for vehicular or pedestrian traffic, including public streets, alleys, sidewalks, and roadways, but excluding any other public property of the metropolitan government.
2. "Sandwich board sign" means a freestanding, "A" frame style sign with two faces or sides.

B. Permit.

1. Notwithstanding anything in this chapter to the contrary, no person shall place any sandwich board sign within the public right-of-way without first obtaining a permit from the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT").
2. Sandwich board sign permits shall be valid for two years and are not transferable.
3. The applicant must sign a disclaimer indemnifying and holding harmless the metropolitan government from any and all claims arising out the placement of the sandwich board sign in the public right-of-way. Applicants must also provide, as part of the application, a copy of a certificate of liability insurance with a minimum coverage of one million dollars covering the annual permitting period. If the permittee does not maintain this insurance coverage throughout the permit period, the permit shall be automatically revoked upon the termination of such insurance policy. The policy must name the metropolitan government as additionally insured. The certificate must accompany the application.

4. NDOT is authorized to establish an annual sandwich board sign permit fee to cover the administrative costs for the sandwich board sign permit issued pursuant to this section.

5. The permit application must be approved by NDOT before the sandwich board sign may be displayed. If a sign is displayed prior to obtaining a sandwich board sign permit, the application may be denied. NDOT shall approve the permit application if the permit application meets the relevant rules and regulations in section 13.08.045(D) of the metropolitan code of laws.

6. Sandwich board signs placed in the public right-of-way without a permit in violation of this section may result in removal of the sign at the owner's expense.

7. Three violations of this section or regulations adopted pursuant to this section may result in the termination of the permit.

C. Permit Renewals. Permits may be renewed, provided an application for renewal of the permit and the required fee are received by NDOT no later than the date of expiration of the existing permit and provided that the applicant has no more than three violations of this section or regulations adopted pursuant to this section within any twelve-month period. NDOT shall review each renewal application to ensure that the applicant is in full compliance with the provisions of this section. If NDOT determines that the applicant has complied with the above requirements, NDOT will renew the permit for one year.

D. Sandwich Board Sign Rules and Regulations.

1. Size. Sandwich board signs shall not exceed ~~ten~~ twelve square feet per side or twenty square feet total in area.

2. Height. Sandwich board signs shall not exceed four feet in height.

3. Number. Only ~~two~~ one permits for a sandwich board sign are is allowed per address.

4. Location. Sandwich board signs shall be located on public sidewalks or plazas on the edge of sidewalks next to the building, and shall not be placed so as to cause width of the sidewalk or the walk way to be reduced below five consecutive feet in width and in a manner that does not impede accessibility under the Americans with Disabilities Act, nor shall the sandwich board obstruct more than three feet of sidewalk or walk way. Signs shall not be placed within a vehicular travel lane, bicycle lane, or five feet of any crosswalk, intersection, or driveway entrance. No sandwich board sign shall be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape.

~~5. Prohibited areas. No sandwich board permit may be issued for locations in the area (i) between Union Street and Korean Veterans Boulevard, spanning from the Cumberland River to 8th Avenue, or (ii) Symphony Place between Third Avenue South and Fourth Avenue South, or (iii) the John Seigenthaler Pedestrian Street Bridge.~~

~~5.6.~~ Maintenance. Sandwich board signs shall be constructed of durable materials and maintained in good condition.

6.7. Hours of Display. Sandwich board signs shall be displayed only Monday through Thursday during daylight hours and shall not be displayed overnight. For purposes of this section, daylight hours means the period from sunrise to sunset. No sandwich board sign subject to this section shall be displayed overnight.

7.8. Removal. NDOT shall have the authority to move or remove sandwich board signs to ensure the free flow of pedestrian and vehicular traffic and to ensure the safety of the public, including designating appropriate clearances around other features of the public right-of-way, such as intersections, disabled parking spaces, fire hydrants, parking meters, loading zones, bus stops, building entrances and the like. Boards shall be removed from the right of way following the procedures in section 13.32.105.

8. Weighting and Stabilization. Any sandwich board sign displayed pursuant to this section shall be weighted or otherwise stabilized to reduce movement, tipping, or displacement that could create a pedestrian safety hazard. Any weights or stabilization method shall be securely attached and fully contained within the footprint of the sign and shall not create a trip hazard, sharp edge, or obstruction of the required clear pedestrian path.

9. NDOT shall have the authority to publish and enforce such other regulations related to sandwich board signs as shall be necessary to effectuate this section.

SPONSORED BY:

Jordan Huffman
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 by amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the first council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to meet on a regular basis to advise the Metropolitan Government department or agency that is overseeing the lease regarding its implementation and the adherence to any lease terms. ~~to identify protections or benefits that could be considered in conjunction with the lease agreement.~~ The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. ~~The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.~~

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 as follows:

I. By amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the second ~~first~~ council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall occur after the lease's first council consideration and prior to the second consideration by council. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to identify protections or benefits that could be considered in conjunction with the lease agreement. The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 by amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the first council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. The district council member shall ensure the meeting is recorded and made publicly available via metropolitan government channels. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to identify protections or benefits that could be considered in conjunction with the lease agreement. The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Erin Evans
Member of Council

SUBSTITUTE ORDINANCE NO. BL2025-1148

An ordinance amending Chapters 17.04 and 17.32 of the Metropolitan Code of Laws, to revise and add regulations on signs within the Zoning Code (Proposal No. 2025Z-016TX-001).

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

Section 1. That Section 17.04.060 of the Metropolitan Code is hereby amended by deleting the sub-definitions for “Portable sign”, “Temporary on-premise sign”, and “Window sign” within the definition for “Sign” and adding the following new sub-definitions within the definition for “Sign” in alphabetical order:

“Temporary sign” means any sign constructed of non-durable materials such as cardboard, canvas, corrugated plastic, vinyl, foil, or other similar materials or any sign designed in such a way as to not be permanently attached to a building or the ground. For the purposes of this definition, the attachment of a sign to a building with zip ties or other similar fasteners or to the ground with stakes shall not be considered permanent.

“Window sign” means any sign placed within, affixed to, in contact with, or located within three feet of a window or other opening and intended to be seen from the exterior.

Section 2. That Chapter 17.32 of the Metropolitan Code is hereby amended as shown in Exhibit A.

Section 3. 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 4. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Jeff Preptit
Brenda Gadd
Members of Council

EXHIBIT A

Chapter 17.32: Sign Regulations

Section 17.32.030 – Rationale, definition, system for regulation and overall use.

1. **Modify** Subsection C.3 as follows:
 3. Regulation based on method of attachment:
 - a. On-premises ground sign;
 - b. On-premises building sign;
 - c. Temporary sign.
2. **Modify** Subsection C.4 as follows:
 4. Regulation based on duration:
 - a. ~~On-premises temporary~~ Temporary sign;
 - b. On-premises permanent sign;

Section 17.32.040 – Exempt signs.

3. **Modify** Section 17.32.040 as follows:

17.32.040 Exempt signs.

The following on-premises signs are exempt from the operation of these sign regulations provided they are not placed or constructed to be in violation of Section 17.20.180, Visibility, or so as to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.

- A. Within nonresidential districts, signs that are displayed for the safe direction of the public on the property, such as signs which identify entrances, exits, drive-thru windows, or signs of a similar nature. Such signs shall not exceed six square feet in area, provided that such sign, or combination of such signs, does not constitute a sign prohibited by Section 17.20.180 of this title and shall adhere to the height and setback provisions for permanent, on-premises ground signs;
- B. Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property with permission as appropriate from the state, the United States of America, or the Metropolitan Government of Nashville and Davidson County;
- C. Legal notices and official instruments;
- D. Holiday lights and decorations;
- E. Public warning signs to indicate the dangers of trespassing, swimming, animals or similar hazards for nonresidential uses;
- F. Works of art that do not constitute advertising;
- G. Signs carried by a person when the person does not receive any financial compensation;

- H. In districts other than commercial and industrial districts, ~~non-commercial~~ flags of eight square feet or less in size when mounted on permanent poles attached to the ground or building;
- I. In commercial and industrial districts flags of eight square feet or less in size that are mounted on individual poles. The poles shall be separated by a minimum distance of twenty-five feet, except that four poles may be clustered at one location per street frontage. If the option to cluster is exercised no other poles shall be erected along that street frontage. The flags ~~may contain a logo and~~ shall be subject to the height and front setback requirements for the respective district;
- ~~J. Temporary signs which do not exceed twelve square feet in area, up to 120 days prior to an election, and removed within seven days after the election;~~
- ~~KJ.~~ KJ. Flags and bunting, up to thirty days prior to and removed within seven days following the a celebration, convention, or commemoration type event;
- ~~L. Temporary displays and signs behind storefront windows which are not affixed permanently to the glass, nor intended for permanent display, and non-illuminated, provided that such temporary signs do not cover more than twenty-five percent of the total surface area of the storefront window;~~
- ~~MK.~~ MK. Memorial signs or tablets when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building;
- ~~NL.~~ NL. Signs incorporated into machinery or equipment by a manufacturer or distributor, such as those customarily affixed to vending machines, newspaper racks, telephone booths, fee collection boxes, and gasoline pumps;
- ~~OM.~~ OM. In residential districts, any ~~non-commercial~~ sign of a type described below which does not exceed one square foot in area:
 1. A sign located on the front of house itself, one sign per lot,
 2. A mailbox sign (one sign per dwelling unit).
- ~~PN.~~ PN. Temporary or permanent signs identifying safety or traffic-control measures on private property, such as "stop," "yield," and similar signs, the face of which meet the standards of the "Manual for Uniform Traffic Control Devices" and which do not exceed six square feet in area per sign;
- ~~Q. Temporary signs which do not exceed six square feet in area, are limited to one per lot, which are erected no sooner than four days before any yard sale event, and are removed within two days after the event;~~
- ~~R. Temporary signs on active construction sites in residential districts which do not exceed six square feet in area and six feet in height, which are limited to one per lot, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. If a sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;~~
- ~~S. Temporary signs on active construction sites in nonresidential districts which are equal to or less than thirty two square feet in area and ten feet in height, which must be spaced at least one hundred feet apart, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. Construction-related signs that are thirty two square feet or more in area and ten feet in height must comply with the district requirements for a permanent sign. If a~~

~~sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;~~

- ~~T. Temporary signs on real property that is for sale or will be for sale within thirty days, in residential districts which do not exceed six square feet in area per sign, which do not exceed six feet in height for ground signs, and which are limited to one ground sign per street frontage and one building sign with wall attachment per dwelling unit;~~
- ~~U. Temporary signs on real property that is for sale or will be for sale within thirty days, in nonresidential districts which are less than thirty two square feet in area per sign, which do not exceed ten feet in height for ground signs, and which are limited to one ground sign per street frontage and one building sign with wall attachment per building facade if the entire building is for sale or lease or one building sign with wall attachment per leasable area if subunits of the building are for lease or rent;~~
- ~~V. Temporary signs, less than thirty two square feet in area and limited to one sign on the site of an event, may be erected no sooner than fourteen days before an event held by a public or nonprofit organization, and must be removed within seven days after the event;~~
- WQ. An on-premises ground or on-premises building sign oriented toward a drive-through lane. The total sign area shall not exceed sixty square feet and a maximum height of ten feet. The sign shall be located within thirty feet of the point at which orders are taken from the motor vehicle;
- XP. Signs located within a building that are not oriented so as to be viewed from the exterior of the building. Signs located within a ten acre lot, that are not visually oriented toward a public right-of-way;
- YQ. Signs located on athletic fields, if oriented toward the field of play;
- ~~Z. Temporary signs to be erected no longer than seventeen days prior to an auction and to be removed within twenty four hours after an auction. Any such sign shall not exceed twenty four square feet in size in residential districts and thirty two square feet in all other districts.~~
- AAR. In commercial districts, inflatable moving figures ~~made to resemble the human form~~ used to draw attention to an event or business, provided such inflatable figures are attached to a fixed base, do not exceed twenty feet in height from the ground, are not located within one thousand feet of a residential structure, are only used/displayed during daylight hours, and area kept in a good state of repair with a properly-functioning blower motor and material that is not worn or tattered. In addition, a maximum of one inflatable figure shall be allowed on any parcel regardless of its size or the number of businesses located or operating on that same parcel. The foregoing exemption for inflatable moving figures shall not apply for commercial properties with frontage along Lebanon Road, McGavock Pike, Elm Hill Pike, or Donelson Pike.
- ~~BB. In the agricultural districts, signs erected during the time that agricultural products are for sale that do not exceed sixteen square feet in area, are not illuminated, and are not a prohibited sign as set forth in Section 17.32.050.~~

Section 17.32.050 – Prohibited signs.

4. **Modify** Section 17.32.050 as follows:

17.32.050 Prohibited signs.

It is unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by, or exempted from, this title. Any prohibited sign(s) may be removed by the zoning administrator or his designee after notice to the property owner or occupant to remove such sign(s) within three days. The following signs are expressly prohibited:

- A. Signs that are in violation of any other code adopted by the metropolitan government as stipulated in Section 17.32.020;
- B. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit or standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this title or other ordinance of the Metropolitan Code;
- C. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device;
- D. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals;
- E. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized pursuant to Metropolitan Code Section 12.48.090;
- F. Signs erected on public property, or on private property (such as private utility poles) located on public property, other than signs erected by public authority for public purposes or as otherwise authorized by the metropolitan council;
- ~~G. 1. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, where the copy, graphics, or digital display does not remain fixed, static, motionless, and non-flashing for a period of eight seconds with all copy changes occurring instantaneously without any special effects.~~
 - ~~2. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, other than tri-face billboards, shall not be permitted in the CA, CA-NS, CS, CS-NS, CF, CF-NS-SCR, SCR-NS, IWD, IR and IG districts unless the following distance requirements are satisfied, based upon the overall height of the sign:
 - ~~a. Signs four feet or less in height shall not be less than one hundred feet from any agriculturally or residentially-zoned property.~~
 - ~~b. Each additional foot in height, or portion thereof, above four feet shall be setback an additional twenty five feet from any agriculturally or residentially-zoned property. For example, a sign between five and six feet in height shall not be less than one hundred fifty feet from any agriculturally or residentially-zoned property.~~
 - ~~3. Sign display areas with varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating, scrolling, sequencing, shimmering, sparkling, streaming, traveling, tracing, twinkling, simulated movement, or convey the illusion of movement.~~~~

4. ~~Free standing and wall mounted digital display billboards, including the conversion of existing billboards to digital billboards, less than two thousand feet apart. The spacing distance shall be measured along the roadway that the billboard is located and shall be measured from billboard to billboard regardless of the side of the roadway on which the billboard is located, the billboard's orientation on that roadway or the public street classification.~~
 5. ~~Notwithstanding the foregoing provisions of this subsection, any digital billboards not in compliance with the applicable provisions of Section 17.32.150 are also prohibited.~~
 6. ~~Notwithstanding the foregoing provisions of this subsection signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means shall not be permitted in the CS zoning district for uses classified as Automobile repair, Automobile sales, used; Car wash and Vehicular sales and services limited.~~
- H. ~~1. Video, continuous scrolling messages, and animation signs, except in the commercial attraction (CA and CA-NS) districts.~~
2. ~~LED message boards and digital display signs in the AG, AR2a, R, R-A, RS, RS-A, RM, RM-NS, RM-A, RM-A-NS, MUN, MUN-NS, MUN-A, MUN-A-NS, MUL, MUL-NS, MUL-A, MUL-A-NS, MUG, MUG-NS, MUG-A, MUG-A-NS, MUI, MUI-NS, MUI-A, MUI-A-NS, MHP, ON, OL, OG, OG-NS, OR20, OR20-NS, OR20-A, OR20-A-NS, OR40, OR40-NS, OR40-A, OR40-A-NS, ORI, ORI-NS, ORI-A, ORI-A-NS, CN, CN-NS, CN-A, CN-A-NS, CL, CL-NS, CL-A, CL-A-NS, CS-A, CS-A-NS, SCC, SCC-NS, SCN, and SCN-NS districts, provided that this prohibition shall not apply to signs existing as of January 1, 2014, that are located on property zoned MUI-A or MUI-A-NS along an arterial street within the urban zoning overlay district and have a surface area in excess of 4,200 square feet.~~
- I. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals;
- J. Signs that emit audible sound, odor or visible matter such as smoke or steam;
- K. Signs, within ten feet of public right-of-way or one hundred feet of traffic-control lights, that contain red or green lights that might be confused with traffic-control lights;
- L. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering a public way;
- M. Blank temporary signs;
- N. ~~Strings of incandescent lighting bulbs with wattage~~ lumens in excess of ~~ten watts~~ 70 lumens per lighting element or bulb that are used on commercially developed parcels for commercial purposes other than temporary holiday decorations;
- O. Signs, commonly referred to as wind signs, consisting of one or more flags which are not otherwise exempted, pennants, ribbons, spinners, streamers or captive balloons which are less than ten feet in their greatest dimension, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind;

~~PN~~. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic-control signs;

~~QO~~. Signs attached to, suspended from or painted on any motor vehicle, trailer or other equipment in:

1. Residential Districts. Signs attached to, suspended from or painted on any motor vehicle, trailer or other equipment, including but not limited to trucks, recreational vehicles, boats, automobiles, truck campers, travel trailers, mobile homes, motorcycles, lawn implements, implements of husbandry, etc., parked on any street or on any private or public property and which are marked to attract the attention of the public for the purpose of selling, advertising, displaying or other commercial purposes are prohibited.
2. Nonresidential Districts. All motor vehicles, trucks, trailers and other types of equipment which have company logos or business signs attached to, suspended from or painted thereon and which are regularly parked on the premises shall be confined to the portion of the property behind the front line of the building except while being actively loaded or unloaded, unless parking on the property behind the front line is not possible, in which event such vehicles, trailers and equipment shall be parked in as remote a location as possible away from the public streets and public view. The parking of such vehicles to augment tenant identification or to attract the attention of the public for the purpose of selling, advertising, displaying, demonstrating or for any other purpose related to the promotion of business or other activity on the premises is prohibited;

~~RP~~. Signs displaying copy or images that are harmful to minors as defined by this title;

~~S~~. ~~Portable signs as defined by this title.~~

Q. Temporary signage affixed to fences, permanent signs or their poles, light poles, canopies or their support structures, bollards, trash receptacles, or planters;

R. Temporary signage affixed to fuel pumps or electric vehicle supply equipment and their associated infrastructure. Signage integral to fuel pumps or electric vehicle supply equipment or their housing shall not be considered temporary;

S. Temporary signage affixed to trees or other vegetation.

Section 17.32.060 – Permitted on-premises temporary signs

5. **Modify** Section 17.32.060 as follows:

17.32.060 Permitted ~~on-premises~~ temporary signs.

~~On-premises temporary~~ Temporary signs are ~~allowed~~ permitted throughout Nashville and Davidson County, subject to the restrictions imposed by this section and other relevant parts of this title. Any temporary sign may display any message so long as it is not harmful to minors as defined by this title.

- A. Sign Types Allowed. A temporary sign may be an ~~on-premises~~ a ground or ~~on-premises~~ building sign but may not be constructed of or operated by electrical, electronic, or mechanical parts. ~~Banners are defined as being temporary signs.~~

- B. Removal of Illegal Temporary Signs. Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal.
- ~~C. Restrictions on On-Premises Temporary Signs. Any on-premises temporary sign may display any message so long as it is:~~
- ~~1. Not harmful to minors as defined by this title;~~
 - ~~2. Posted during, or up to thirty days prior to, a period in which:~~
 - ~~a. An owner, either personally or through an agent, is actively attempting to sell, rent or lease the property on which the sign is located;~~
 - ~~b. A business in a nonresidential district is opening, changing use, changing location, or going out of business.~~
Such message may be displayed for a period of not more than sixty days or until installation of permanent signs, whichever shall occur first;
 - ~~3. Posted during, or up to thirty days prior to, a period in which: the property is hosting an event such as a fair, carnival, circus, revival, sporting event, flea market, or any public, charitable, educational or religious event or function. Such message shall be erected no sooner than fourteen days before the event, and removed within seven days after the event;~~
 - ~~4. Posted during, or up to thirty days prior to, a period in which a vacant lot, or a temporary structure, such as a tent, is being used to offer goods for sale. Such message may be displayed for a period not exceeding thirty days, and not more than once a quarter on a yearly basis.~~
- C. Permitted General Temporary Signs. All properties shall be permitted to display general temporary signs in accordance with standards of this subsection:
1. Single-Family and Duplex Residences. Any lot occupied by a single-family or two-family residence may display one temporary sign with a maximum sign area of six square feet and a maximum height of six feet.
 2. Triplex and Quadruplex Residences. Any lot occupied by a three-family or four-family residence may display not more than two temporary signs with an aggregate sign area of not more than twelve square feet. No individual sign shall exceed six square feet in area nor six feet in height.
 3. All Other Uses. Any lot occupied by a multi-family or non-residential use may display one square foot of temporary signage per ten feet of frontage to a maximum of thirty-two square feet. Lots with frontage on more than one side may apply this provision to one additional side. No temporary sign shall exceed ten feet in height. No lot shall display temporary signs for more than 120 days in a calendar year.
- D. Permitted Special Temporary Signs. All properties shall be permitted to display special temporary signs in accordance with the following standards without a permit and in addition to permitted general temporary signs:
1. Signs placed on private property which do not exceed sixteen square feet in area on properties solely containing residential uses or thirty-two square feet in area on properties containing non-residential uses, up to 60 days prior to the first day of voting in an election, and removed within seven days after the election;

2. Signs on active construction sites in residential districts which do not exceed six square feet in area and six feet in height, which are limited to one per lot, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. If a sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;
3. Signs on active construction sites in nonresidential districts which are equal to or less than thirty-two square feet in area and ten feet in height, which must be spaced at least one hundred feet apart, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. Construction-related signs that are thirty-two square feet or more in area and ten feet in height must comply with the district requirements for a permanent sign. If a sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;
4. Signs on real property that is for sale or lease or will be for sale or lease within thirty days in residential districts which do not exceed six square feet in area per sign, do not exceed six feet in height for ground signs, and are limited to one ground sign per street frontage and one building sign with wall attachment per dwelling unit;
5. Signs on real property that is for sale or will be for sale within thirty days, in nonresidential districts which are less than thirty-two square feet in area per sign, which do not exceed ten feet in height for ground signs, and which are limited to one ground sign per street frontage and one building sign with wall attachment per building facade if the entire building is for sale or lease or one building sign with wall attachment per leasable area if subunits of the building are for lease or rent;

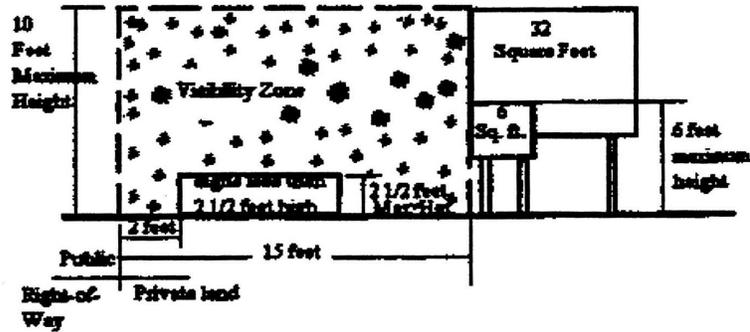
~~D~~E. ~~Open Space Requirements for On-Premises Temporary Signs. On-premises temporary~~ Temporary signs shall comply with the front yard requirements, as illustrated in Diagram 17.32.060 and shall not be permitted in a required side or rear setback.

~~E~~. ~~Permissible Size, Height and Number.~~

- ~~1. Single-Family and Duplex Residences. Any lot occupied by a one-family or two-family residence may display one on-premises temporary sign with a maximum sign area of six square feet and a maximum height of six feet.~~
- ~~2. Triplex and Quadruplex Residences. Any lot occupied by a three-family or four-family residence may display not more than two on-premises temporary signs with an aggregate sign area of not more than twelve square feet. No individual sign shall exceed six square feet in area nor six feet in height.~~
- ~~3. All Other Uses. All other lots may display one square foot of on-premises temporary signage per ten feet of frontage to a maximum of thirty two square feet. Lots with frontage on more than one side may apply this provision to one additional side. No on-premises sign shall exceed ten feet in height.~~

**Diagram 17.32.060
TEMPORARY GROUND SIGNS**

Sign area, height and setback restrictions in all districts.



Note: There is a fifteen-foot minimum setback for all signs greater than two and one-half feet in height in all districts that have a required front setback. Developments consisting of five or more units on a single lot and all nonresidential uses are permitted one sign of thirty-two square feet or less. A lot containing a three-family or four-family dwelling may have a total signage of twelve square feet with no more than six square feet in any one sign. A lot containing a one-family or two-family dwelling may have one sign of six square feet or less.

Section 17.32.065 – Window signs

5. **Insert** Section 17.32.065 as follows:

17.32.065 Window signs.

- A. Attachment. Window signs shall not be permanently affixed to the glass or surrounding window or door frame.
- B. Area. Window signs shall be limited to covering no more than 25% of the aggregate window space of each street facing facade.
- C. Lighting.
 - a. Illuminated window signs shall be limited to covering no more than 5% of the aggregate window space of each street facing facade.
 - b. Lighting placed around the perimeter of a window, door, or other opening, either internal or external to a building, that creates illumination that is plainly visible from the exterior of the building shall be prohibited.

Section 17.32.075 – Electronic and digital signs

6. **Insert** Section 17.32.075 as follows:

17.32.075 Electronic and digital signs.

- A. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, where the copy, graphics, or digital display does not remain fixed, static, motionless, and non-flashing for a period of eight seconds with all copy changes occurring instantaneously without any special effects shall be prohibited.
- B. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, other than tri-face billboards, shall not be permitted in the CA, CA-NS, CS, CS-NS, CF, CF-NS SCR, SCR-NS, IWD, IR and IG districts unless the following distance requirements are satisfied, based upon the overall height of the sign:
 - 1. Signs four feet or less in height shall not be less than one hundred feet from any agriculturally or residentially-zoned property.
 - 2. Each additional foot in height, or portion thereof, above four feet shall be setback an additional twenty-five feet from any agriculturally or residentially-zoned property. For example, a sign between five and six feet in height shall not be less than one hundred fifty feet from any agriculturally or residentially-zoned property.
- C. Sign display areas with varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating, scrolling, sequencing, shimmering, sparkling, streaming, traveling, tracing, twinkling, simulated movement, or convey the illusion of movement shall be prohibited.
- D. Free-standing and wall-mounted digital display billboards, including the conversion of existing billboards to digital billboards, shall be at least two thousand feet apart. The spacing distance shall be measured along the roadway that the billboard is located and shall be measured from billboard to billboard regardless of the side of the roadway on which the billboard is located, the billboard's orientation on that roadway or the public street classification.

- E. Notwithstanding the foregoing provisions of this section, any digital billboards not in compliance with the applicable provisions of Section 17.32.150 are also prohibited.
- F. Notwithstanding the foregoing provisions of this section, signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means shall not be permitted in the CS zoning district for uses classified as automobile repair; automobile service; automobile sales, used; car wash; and vehicular sales and services, limited.
- G. Video, continuous scrolling messages, and animation signs, except in the commercial attraction (CA and CA-NS) districts shall be prohibited.
- H. LED message boards and digital display signs in the AG, AR2a, R, R-A, RS, RS-A, RN1, RN2, RL1, RL2, RL3, RM, RM-NS, RM-A, RM-A-NS, MUN, MUN-NS, MUN-A, MUN-A-NS, MUL, MUL-NS, MUL-A, MUL-A-NS, MUG, MUG-NS, MUG-A, MUG-A-NS, MUI, MUI-NS, MUI-A, MUI-A-NS, MHP, ON, OL, OG, OG-NS, OR20, OR20-NS, OR20-A, OR20-A-NS, OR40, OR40-NS, OR40-A, OR40-A-NS, ORI, ORI-NS, ORI-A, ORI-A-NS, CN, CN-NS, CN-A, CN-A-NS, CL, CL-NS, CL-A, CL-A-NS, CS- A, CS-A-NS, SCC, SCC-NS, SCN, and SCN-NS districts shall be prohibited, provided that this prohibition shall not apply to signs existing as of January 1, 2014, that are located on property zoned MUI-A or MUI-A-NS along an arterial street within the urban zoning overlay district and have a surface area in excess of 1,200 square feet.

Section 17.32.100 – Informational signs for large sites.

- 7. **Modify** Subsection A as follows:
 - A. Sites larger than five acres shall be allowed an additional informational sign, in addition to other on-premises signs. An informational sign may convey ~~non-commercial~~ information, directions, or instructions for the safety, convenience and need to know for the use, or restriction of use, of a lot on a permanent basis.
- 8. **Modify** Subsection E to delete subsections E.4 and E.5.

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2026-1248

Madam President –

I hereby move to amend Ordinance No. BL2026-1248 by amending the plan incorporated into Section 1 by removing page 11 and page 14 of the plan and replacing those pages with the attached new page 11 and page 14.

Introduced By:

Terry Vo
Rollin Horton
Members of Council

ARCHITECT (APPLICANT)
 JP JACKSON
 PFEFFER TORODE ARCHITECTURE
 jp@pfeffertorode.com

PRELIMINARY SPECIFIC PLAN APPLICATION
 513 MERRITT AVE, 525 MERRITT AVE, 1300-1312 MARTIN ST, 548 HAMILTON AVE
 Case No. 2025SP-005-001

CIVIL ENGINEER:
 PHILIP NEAL
 KIMLEY-HORN
 philip.neal@kimley-horn.com

PURPOSE

A REQUEST TO REZONE THE PROPERTIES FROM 513 MERRITT AVENUE, 1300-1312 MARTIN STREET, 525 MERRITT AVENUE, AND 548 HAMILTON AVE (4.03 ACRES IN TOTAL), TO SPECIFIC PLAN AND PERMIT USES PREVIOUSLY DEEMED APPROPRIATE BY THE WEDGEWOOD HOUSTON COMMUNITY CHARACTER POLICY.

SUBDISTRICT 1: 513 MERRITT AVE + 525 MERRITT AVENUE + 1300 MARTIN STREET

PROPOSED USES IN WEDGEWOOD HOUSTON CHARACTER AREA 1T: COMMERCIAL (RETAIL & RESTAURANT), RESIDENTIAL (HOTEL & MULTIFAMILY)

SUBDISTRICT 2: 1312 MARTIN + 948 HAMILTON AVE

PROPOSED USE IN WEDGEWOOD HOUSTON CHARACTER AREA 2A: RESIDENTIAL (MULTIFAMILY)

VINTAGE MILLWORKS (513 MERRITT) IS UNDER THE SAME OWNERSHIP AS THE SP SITE. IT WAS RECENTLY REDEVELOPED AND IS CURRENTLY OPERATING AS AN ADAPTIVE REUSE OF AN EXISTING HISTORIC STRUCTURE. VINTAGE MILLWORKS HAS BEEN INCLUDED IN THIS SP TO CODIFY THE PRESERVATION OF THIS HISTORIC STRUCTURE. CURRENT AND FUTURE USES WILL BE RESTRICTED TO THOSE PERMITTED BY THE LAND USE TABLE ON FOLLOWING PAGE.

COUNCIL

DISTRICT 17
 COUNCIL PERSON: TERRY VO

EXISTING LAND USE

VACANT LAND, SINGLE FAMILY, SMALL WAREHOUSE

NEW CONSTRUCTION

PROPOSED USE/DENSITY

525 MERRITT AVENUE, 1300 MARTIN STREET
 1312 MARTIN, 948 HAMILTON AVE

HOTEL 110,000 SF MAX (7,500 SF OF COMMERCIAL)
 150 KEYS MAX

MULTIFAMILY 215,000 SF MAX
 175 UNITS MAX

COMMERCIAL (RETAIL & RESTAURANT) 7,500 SF MAX*
 *INCLUDED WITHIN HOTEL TOTAL ABOVE

TOTAL BUILDINGS SF 325,000 SF MAX
 TOTAL SITE SF 124,708 SF

TOTAL PROPOSED MAX SF + EXISTING VINTAGE MILLWORKS:
 325,000 + 25,245 = 350,245 SF

TOTAL SITE + VINTAGE MILLWORKS SITE:
 124,708 + 50,965 = 175,673 SF

FAR: 2.00

EXISTING CONSTRUCTION
VINTAGE MILLWORKS DENSITY
 513 MERRITT AVE

TOTAL SITE SF	50,965 SF
BUILT SF	25,245 SF

LAND USE POLICY COMPLIANCE

SUBDISTRICT 1 OF THIS PROPOSED SP FALLS WITHIN CHARACTER AREA 1TR (TRANSITION) AREA WHICH ENDORSES MUL-A-NS AS RECOMMENDED MAXIMUM ZONING.

SUBDISTRICT 2 OF THE SITE FALLS WITHIN CHARACTER AREA 2A WHICH ENDORSES RM-40A-NS AS THE RECOMMENDED MAXIMUM REZONING.

THIS SP REQUESTS A REZONE OF THESE PROPERTIES USING THE RECOMMENDED MAXIMUM REZONING STANDARDS AS THE BASE REGULATIONS.

THERE ARE ADJACENT PROPERTIES WITH AN SP THAT ADHERES TO THE RECOMMENDED MAXIMUM ZONING AS SET FORTH BY THE WEDGEWOOD HOUSTON PLANNING STUDY.

ADJACENT PROPERTIES TWELVE 60 MARTIN, SIX 10 MERRITT, AND THE FINERY ARE ALL PART OF A SPECIFIC PLAN THAT USES MUG-A AS ITS BASE FOR REGULATIONS.

NEARBY PROPERTY 500 MERRITT AVE USES RM-40A MAXIMUM RECOMMENDED ZONING TO ESTABLISH THEIR FAR.

FOR SUBDISTRICT 1, THE PROPOSED SP IS CONSISTENT WITH THE T4MU POLICY'S EXAMPLES OF APPROPRIATE USES (RESIDENTIAL, MIXED-USE, COMMERCIAL), BASE ZONING (MUL-A-NS), BUILDING TYPES (MID-RISE MIXED-USE), MASSING (HIGH LOT COVERAGE), ORIENTATION (STREET FACING), SETBACKS (SHALLOW).

FOR SUBDISTRICT 2, THE PROPOSED SP IS CONSISTENT WITH T4-NE POLICY'S EXAMPLES OF APPROPRIATE USES (RESIDENTIAL), BASE ZONING (RM-40A-NS), BUILDING TYPES (MID-RISE TOWNHOUSE, COURTYARD FLAT), MASSING (MODERATE TO HIGH COVERAGE), ORIENTATION (STREET FACING AND OPEN SPACES WITH COURTYARDS), SETBACKS (SHALLOW). AS AN ADDITIONAL RESTRICTION, NON-RESIDENTIAL USES WILL BE PROHIBITED WITHIN SUBDISTRICT 2.

PARKING

THE PROJECT IS LOCATED WITHIN THE URBAN ZONING OVERLAY AND BY CODE IS NOT REQUIRED TO PROVIDE FOR ANY PARKING. THE PROJECT IS PROPOSING TO PROVIDE FOR 241 SPACES AND SHALL COMPLY WITH THE PERMITTED PARKING MAXIMUM OF 360 SPACES PERMITTED BY CODE. THE PROJECT SHALL ALSO INCLUDE A DEDICATED AREA FOR RIDE SHARE USE WITHIN THE PROPOSED PARKING GARAGE. FINAL PARKING COUNT SHALL BE DEPENDENT ON FINAL UNIT COUNT, RETAIL + COMMERCIAL SQUARE FOOTAGE AND NUMBER OF HOTEL KEYS BUT SHALL NOT EXCEED THE MAXIMUM PERMITTED NUMBER OF SPACES.

PARKING METRICS: 1 SPACE PER RESIDENTIAL UNIT AND 1.5 PER 2+ BEDROOMS UNITS
 0.5 SPACES PER HOTEL KEY
 1 SPACE PER 150 SF RESTAURANT, FIRST 1,000 SF EXEMPT

PARKING ON PROJECT: 150 MAX HOTEL KEYS; 175 MAX MULTIFAMILY UNITS

150 HOTEL KEYS * 0.5 SPACES PER KEY = 75 HOTEL SPACES

175 MULTIFAMILY UNITS; 60 1 BD / 40 2 BD
 175*.6 = 105 ONE BED * 1 SPACE PER UNIT = 105 ONE-BED SPACES
 175*.4 = 70 TWO BED * 1.5 SPACES PER UNIT = 105 TWO-BED SPACES
 105 + 105 = 210 MULTIFAMILY SPACES

7,500 RESTAURANT & RETAIL MAX - 1,000 FIRST SF EXEMPTION = 6,500/150 = 44 RESTAURANT & RETAIL SPACES

75 HOTEL
 + 31 HOTEL EMPLOYEE PARKING
 + 210 MULTIFAMILY
 + 44 COMMERCIAL
 = 360 MAX PARKING SPACES



	ADDRESS	PARCEL ID	ACREAGE	OWNER	EXISTING ZONING	EXISTING LAND USE	NASHVILLE NEXT	PLANNING POLICIES	MCSP REQUIREMENTS	
SUBDISTRICT 1	513 MERRITT AVE	10507018800	50,965 SF 1.17 AC	MTP - 513 MERRITT AVE LLC	IWD - INDUSTRIAL WAREHOUSING/ DISTRIBUTION	BUSINESS, RETAIL	CENTER - FIRST TIER	<p>THESE THREE NORTHERN PARCELS ARE DESIGNATED AS T4 URBAN MIXED USE NEIGHBORHOOD (T4-MU) WITHIN THE NASHVILLE COMMUNITY CHARACTER MANUAL. THE POLICY INTENDS TO PROMOTE AND DEVELOP URBAN, MIXED-USE NEIGHBORHOODS WITH MODERATE- TO HIGH-DENSITY RESIDENTIAL, COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL USES. THE T4-MU POLICY APPLIES TO AREAS CURRENTLY OR PLANNED TO BE PRIMARILY RESIDENTIAL, COMMERCIAL, OR LIGHT INDUSTRIAL, SUPPORTING A MIX OF THESE USES.</p> <p>BUILDING HEIGHTS: SINGLE-FAMILY AND TWO-FAMILY HOMES RANGE FROM ONE TO THREE STORIES, WHILE MIXED-USE, NON-RESIDENTIAL, AND MULTIFAMILY BUILDINGS TYPICALLY REACH UP TO FIVE STORIES. BUILDING HEIGHT IS DETERMINED BY TYPE, SURROUNDING CONTEXT, ARCHITECTURAL FEATURES, AND LOCATION WITHIN THE NEIGHBORHOOD</p> <p>THE TWO PARCELS ARE ALSO INCLUDED IN THE 'WEDGEWOOD-HOUSTON AND CHESTNUT HILL PLANNING STUDY (ADOPTED OCT 2019) AS CHARACTER AREA 1 TR (TRANSITION AREA): NORTH WEDGEWOOD-HOUSTON AREA 1 HOSTS DIVERSE COMMERCIAL AND LIGHT INDUSTRIAL SPACES, ALONG WITH A GROWING NUMBER OF HOMES AND ARTISAN/MAKER BUSINESSES, ALIGNING WITH THE NEIGHBORHOOD'S LONG-TERM VISION.</p> <p>POLICY SUPPORTED REZONINGS: MUN-A, MUL-A, OR20-A, OR40-A, RM9-A TO RM40-A WITH SPECIFIC PLANS BASED ON THESE ZONES. RECOMMENDED MAXIMUM ZONING OF MUL-A OR DESIGN-BASED ZONING.</p>	<p>T4-M-LS2 BOTH MERRITT AVE AND NORTH MARTIN ST ARE DESIGNATED AS URBAN MIXED-USE LOCAL STREETS WITH 56' STANDARD RIGHT-OF-WAYS. THIS DESIGNATION REQUIRES 32' CURB-TO-CURB FOR TWO VEHICULAR TRAVEL LANES WITH 12' SIDEWALKS ON EACH SIDE, BOTH CONSISTING OF 4' PLANTING ZONES WITH 8' PEDESTRIAN ZONES.</p> <p>HAMILTON AVE AND THE SOUTHERN PART OF MARTIN STREET ARE NOT DESIGNATED IN THE MCSP. THE FRONTAGE ON MARTIN WILL BE TREATED CONTINUOUSLY FOR THE MCSP DEDICATIONS AND THE PLANNED SIDEWALKS AND PLANTING ZONES WILL CONTINUE PAST THE CORNER ON TO HAMILTON AVE. HAMILTON AVE CURRENTLY IS A TWO VEHICULAR LANE STREET WITH SIDEWALKS ON THE SOUTHERN PORTION.</p>	
	525 MERRITT AVE	10507018200	34,150 SF 0.78 AC	MTP MERRITT AVENUE PROPCO, LLC	IWD - INDUSTRIAL WAREHOUSING/ DISTRIBUTION WITH OV-UZO	BUSINESS, RETAIL				<p>20' IS THE MINIMUM WIDTH FOR ALL METRO ALLEYWAYS. THE EXISTING '1805' ALLEYWAY RUNNING SOUTH OF THE MERRITT PARCELS IS 12' AND UNIMPROVED. THE ALLEYWAY WILL BE EXTENDED TO HAMILTON AVE, WIDENED TO 20' WITH 4' BUFFERS ON EACH SIDE, AND IMPROVEMENTS MADE.</p>
	1300 MARTIN ST	10507017800	25,950 SF 0.6 AC	MTP-1300 MAIN STREET PROPCO, LLC		BUSINESS, OFFICE				
SUBDISTRICT 2	1312 MARTIN ST	10507022700	56,342 SF 1.32 AC	MTP-1300 MAIN STREET PROPCO, LLC	RM20-A-NS WITH OV-UDO AND OV-UZO	CURRENTLY VACANT, FORMERLY RESIDENTIAL	TRANSITION / INFILL BETWEEN CENTER FIRST TIER AND NEIGHBORHOOD	<p>THESE TWO SOUTHERN PARCELS ARE DESIGNATED AS T4 URBAN NEIGHBORHOOD EVOLVING (T4-NE) WITHIN THE NASHVILLE COMMUNITY CHARACTER MANUAL. THE POLICY. THE T4-NE POLICY PROMOTES HOUSING CHOICE BY INTEGRATING VARIOUS BUILDING TYPES, SUCH AS SINGLE-FAMILY HOMES, ACCESSORY DWELLING UNITS, PLEX HOUSES, TOWNHOUSES, AND FLATS.</p> <p>BUILDING HEIGHTS: TYPICALLY 1-3 STORIES IN HEIGHT AND THOSE IN APPROPRIATE LOCATIONS ALONG MAJOR CORRIDORS REACH UP TO 5 STORIES IN HEIGHT.</p> <p>THE TWO PARCELS ARE ALSO INCLUDED IN THE 'WEDGEWOOD-HOUSTON AND CHESTNUT HILL PLANNING STUDY (ADOPTED OCT 2019) AS CHARACTER AREA 2A: SOUTH WEDGEWOOD-HOUSTON, SUBDISTRICT 2A FORMS THE RESIDENTIAL CORE OF THE WEDGEWOOD-HOUSTON NEIGHBORHOOD, STRUCTURED AROUND AN URBAN STREET GRID. NEW INFILL DEVELOPMENT HAS INTRODUCED A VARIETY OF HOUSING TYPES TO THIS PRIMARILY ONE- AND TWO-FAMILY HOME AREA.</p> <p>POLICY SUPPORTED REZONINGS: R6-A, RM15-A, RM20-A, RM40-A WITH SPECIFIC PLANS BASED ON THESE ZONES. RECOMMENDED MAXIMUM ZONING OF RM40-A.</p>		
	548 HAMILTON AVE	10507022500	8,536 SF 0.2 AC	MTP-MARTIN AVENUE PROPCO, LLC						

SUBSTITUTE ORDINANCE NO. BL2026-1294

An ordinance authorizing a one-time bill credit to water and sewer users the Metropolitan Department of Water and Sewerage Services to suspend discontinuation of service for non-payment, suspend charges for late payments, and establish payment plans as a result of the January 2026 winter storm, and requesting the Metropolitan Government appropriate funds to the Metropolitan Action Commission to provide direct relief for select water and sewer users.

WHEREAS, on January 24-25, 2026, a significant winter storm struck Davidson County, causing widespread damage to homes and businesses; and

WHEREAS, the damage from the storm resulted in the Declaration of a State of Emergency by Mayor Freddie O'Connell; and

WHEREAS, Chapter 15.32 of the Metropolitan Code of Laws sets forth water rates and charges, and water users are billed based upon water consumption as registered through their meter per CCF (100 cubic feet) and those who purchase water may also pay sewer fees as set forth in Metropolitan Code of Laws Section 15.44; and

WHEREAS, during record cold temperatures exacerbated by a coating of snow and ice, Davidson County residents were urged to drip their faucets to prevent their water pipes from freezing and subsequently cracking or bursting; and

WHEREAS, residents who followed this recommendation significantly lowered the risk that they would experience such an occurrence and face hundreds or thousands of dollars in damage; and

WHEREAS, the Metropolitan Government of Nashville and Davidson County desires to assist its water and sewer users who may experience water bill increases from dripping faucets by suspending discontinuation of service for non-payment, suspending charges for late payments, establishing payment plans, and allocating funds to the Metropolitan Action Commission to provide direct relief for water and sewer customers ~~issuing a one-time bill credit to water and sewer customers.~~

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

Section 1. ~~As a result of the impacts of the January 2026 winter storm, the director of the department of water and sewerage services is authorized to provide a one-time bill credit to its customers who pay both water charges and sewer fees — as follows:~~

2 CCF Credit	Residential			Commercial		
	Water	Sewer	Total	Water	Sewer	Total
Volume	\$8.41	\$14.04		\$6.62	\$14.04	
State Tax	\$0.59			\$0.46		
City Tax	\$0.23			\$0.18		
WIR Fee	\$0.84			\$0.66		

SIR Fee	\$1.40			\$1.40		
Total One Time Credit	\$10.07	\$15.44	\$25.51	\$7.93	\$15.44	\$23.37

~~Section 2. As a result of the impacts of the January 2026 winter storm, the director of the department of water and sewerage services is authorized to provide a one-time bill credit to its customers who pay water charges but not sewer fees — as follows:~~

2 CCF Credit	Residential Water	Commercial Water
Volume	\$8.41	\$6.62
State Tax	\$0.59	\$0.46
City Tax	\$0.23	\$0.18
WIR Fee	\$0.84	\$0.66
Total One Time Credit	\$10.07	\$7.93

~~Section 3. The director of the department of water and sewerage services is authorized to suspend discontinuation of service for non-payment and suspend charges for late payment. They are further authorized to approve payment plans of up to six months for all users having difficulty making full payment.~~

~~Section 2. The Metropolitan Council requests that the Metropolitan Government appropriate no less than \$180,000 in funding to the Metropolitan Action Commission to provide direct relief to customers of the department of water and sewerage services who experienced substantial bill increases from dripping faucets during Winter Storm Fern.~~

~~Section 3. The Metropolitan Council further requests that the Metropolitan Action Commission establish a program to allocate these funds to customers who experienced substantial bill increases from dripping faucets during Winter Storm Fern and were billed more than 1 CCF higher than their previous average statements during winter months. Any relief should equal the difference between the number of CCFs that a customer was billed during the January 2026 winter storm and the number of CCFs that a customer was billed on average during previous winter months, if the difference between the CCFs is greater than one. Applicants' income should not be considered when determining eligibility for relief.~~

Section 4. Amendments to this legislation may be approved by resolution.

Section 5. That this ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

 Courtney Johnston
 Member of Council