

SUBSTITUTE ORDINANCE NO. BL2023-2053

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by applying a Historic Preservation Overlay District to various properties located along 3rd and 4th Avenue North, southwest of Deaderick Street, zoned DTC (~~4.49~~ 4.18 acres), all of which is described herein (Proposal No. 2023HP-001-001).

WHEREAS, the preservation and re-use of Downtown's historic buildings is critical to maintaining the character and identity of Nashville, and the continued preservation of these structures for future generations is a priority for the people of the Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the Metropolitan Planning Department has begun the process of reviewing the height modification and bonus height programs that allow additional building height Downtown in exchange for a contribution to specified programs that provide benefits to the public; and

WHEREAS, increasing the square footage of transferrable development rights would provide a financial incentive for property owners to preserve historic properties that otherwise would fall into disrepair.

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By applying a Historic Preservation Overlay District to various properties located along 3rd and 4th Avenue North, southwest of Deaderick Street, zoned DTC (~~4.49~~ 4.18 acres), being various Property Parcels Nos.as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 093 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. The Metropolitan Council hereby requests the Metropolitan Planning Department and the Metropolitan Planning Commission to prioritize the transfer of development rights for owners of historic structures by increasing the total amount of square feet permitted to be transferred to eligible receiving sites as part of its review.

Section ~~34~~. 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 45. 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.

INTRODUCED BY:

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Freddie O'Connell  
Member of Council