



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, JULY 7, 2026**

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SUBSTITUTE ORDINANCE NO. BL2026-1314

An ordinance amending certain sections and subsections of Chapters 2.104, 6.26, 13.32, 15.64, 17.20, 17.24, 17.28, and 17.36 of the Metropolitan Code of Laws to correct typographical errors, incorrect references, redundancies, and other minor errors. (Proposal No. 2026Z-008TX-001).

WHEREAS, certain provisions within the Metropolitan Code of Laws include minor typographical errors, outdated or incorrect references to other sections of the Metro Code, redundant provisions, or other minor errors warranting correction; and

WHEREAS, the minor corrective amendments herein do not alter the substantive meaning or effect of the existing Code provisions but merely update the text for accuracy and consistency.

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

Section 1. Subsection 2.104.030(A) of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

- A. The urban forester shall have general oversight over all tree planting undertaken by the metropolitan government but shall have no direct supervisory power over metropolitan government employees engaged in tree planting. He or she shall ensure that planting of public trees progresses in a systematic manner to assure diversity of age, classes and species. He or she shall further provide information to all Metro agencies as to appropriate tree size, density and planting techniques.

Section 2. Section 13.32.210 of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

No person shall willfully break, pull down, hurt or destroy any tree which is now or may hereafter be planted within the urban services district; provided, that nothing in this section shall be so construed as to prevent the metropolitan government from removing any tree which it may deem so situated as to obstruct any street or sidewalk, or to prevent any proprietor of a lot from cutting down any tree on or in front of his or her lot.

Section 3. Section 15.64.010 of the Metropolitan Code of Laws is hereby amended by deleting the definitions for the terms “Green infrastructure” and “Green street” in their entirety, as neither term appears elsewhere in the Code.

Section 4. Subsection 17.16.230(B)(10)(c)(i) of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

- i. Ground vibration: .50 inches per second peak particle velocity for frequencies below forty Hertz and 2.0 inches per second peak particle velocity for frequencies greater than 40 hz; the charge weight delay shall be adjusted accordingly to ensure compliance with this standard.

Section 5. Subsection 17.24.140.C of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

- C. All trees planted or preserved to satisfy the requirements of this article shall count towards the tree density requirements of 17.28.065.

Section 6. Subsection 17.28.065.C.3.b.iii of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

iii. Alternative tree density requirements for single and two-family residential lots. In lieu of the requirements of subsection 3.b.ii of this section, a home builder may petition the urban forester for credit for retaining existing trees on the building lot, provided that the overall tree density, including both replacement and retained trees, is not less than seven units per acre. Retained trees used to satisfy this requirement shall be protected according to Section 17.28.065.A. Proof of compliance with this requirement shall be provided prior to the issuance of a certificate of occupancy.

Section 7. Subsection 17.28.010 of the Metropolitan Code shall be deleted in its entirety and replaced with the following:

The purpose of this article is to establish standards for development in environmentally sensitive areas, in a manner which provides for reasonable use of the land while retaining to the maximum extent possible the environmentally sensitive portions in a predeveloped state. This article is predicated on the concept that land use policy decisions and zoning decisions must be made in the context of the land's characteristics. The choice of residential land uses should be based on site-specific characteristics which coincide with the many available varieties of housing. Commercial land use decision-making, conversely, is likely driven more by market forces, such as location or access, than by site characteristics. It is the intent of this article to offer incentives to minimize environmental disturbance. The requirements and standards of this article are intended to promote low-impact development in the sensitive hillsides and areas of special flood hazard of the community through incentives to preserve these lands in an undeveloped state, to ensure protection of special vegetative assets and to promote well-conceived development which recognizes the problem soils of the community.

Section 8. Section 17.28.065 of the Metropolitan Code shall be amended by deleting references to "Ginko" and substituting therefore "Ginkgo."

Section 9. Section 17.36.160 of the Metropolitan Code of Laws is hereby amended by deleting subsection C in its entirety, as it is duplicative of subsection B.

Section 10. Sections 2.104.050, 2.104.100, 6.26.060, 6.26.190, 17.20.120, 17.24.075, 17.28.030, and 17.28.065 of the Metropolitan Code of Laws are hereby amended by deleting all references therein to "the department of public works" and substituting therefore "the department of transportation and multimodal infrastructure."

Section 11. This Ordinance shall take effect from and after its final passage, and such change shall be published in a newspaper of general circulation, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Rollin Horton
Member of Council

SECOND SUBSTITUTE ORDINANCE NO. BL2026-1360

An ordinance amending Chapter 17.28 of the Metropolitan Code of Laws to amend regulations on underground utilities (Proposal No. 2026Z-010TX-001).

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

Section 1. That Subsection 17.28.103.A of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

A. Applicability. These standards shall apply to any application for development submitted to the metropolitan government for approval, wherein a new public or private street is to be constructed now or in the future, or where an existing public or private street, is to be extended, as follows:

1. Any application for a new or amended preliminary planned unit development;
2. Any new or amended preliminary SP plan;
3. Any new or amended preliminary urban design overlay district; or
4. Any new or revised preliminary subdivision plat; and in the case of a proposed revised preliminary plat, these provisions shall only apply to those plats deemed to be a major modification by the executive director of the metro planning department, as provided in the Subdivision Regulations.
5. Parking areas, driving aisles within parking areas, and private highway-rail grade crossings are not included in the definition of 'private street.'

Section 2. That Subsection 17.28.103.B of the Metropolitan Code of Laws is hereby amended by inserting the following and renumbering subsequent sections:

B. Any costs associated with development pursuant to Section 1.A. shall not be borne by any metropolitan agency or department.

Section 3. That Subsection 17.28.103.C of the Metropolitan Code of Laws is hereby amended by inserting the following and renumbering subsequent sections:

C. The standards affecting nonresidential development shall apply to any application for development submitted to the metropolitan government for approval after January 1, 2027.

Section 24. 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 35. 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:

Joy Styles
Member of Council

SECOND SUBSTITUTE ORDINANCE NO. BL2026-1361

An ordinance to amend Chapter 17.37 of the Metropolitan Code of Laws to establish an East Bank Design Review Committee within the Downtown Code (“DTC”), all of which is described herein (Proposal No. 2026Z-011TX-001).

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

Section 1. That the Modifications to the Standards subsection of the Application of the DTC: Modifications section of Section I of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Modifications to the Standards

Based on site-specific issues, an applicant may seek modifications to the standards of this document.

Any standard within the DTC may be modified, insofar as the intent of the standard is being met, the modification results in better urban design for the neighborhood as a whole, and the modification does not impede or burden existing or future development of adjacent properties.

The DTC, the Downtown Plan and any other policies and regulations from governing agencies shall be consulted when considering modifications. Any standards that shall not be modified are explicitly noted in this document.

Modifications may be approved by Planning staff, the Downtown Code Design Review Committee (DTC DRC) or the Planning Commission.

- Minor modifications – deviations of 20 percent or less – or modifications explicitly noted herein as minor may be approved by Planning Staff.
- Any determination made by the Planning Staff may be appealed to the DTC DRC or EB DRC.
- Major modifications – deviations of more than 20 percent – and modifications of standards without numbers may be approved by the DTC DRC. Within the East Use Area Bank and East Bend ~~subdistricts~~, the East Bank Design Review Committee (“EB DRC”) shall act as the DTC DRC. Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC.
- Any determination made by the DTC DRC, the EB DRC, or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.
- All building permits for modifications authorized by the Planning Staff, DTC DRC, EB DRC or Planning Commission must be obtained within three years from the date of approval.”

Section 2. That the ~~Modifications~~ Application Process subsection of the Application of the DTC: Modifications section of Section I of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Application Process

The DTC DRC shall review and approve a DTC Concept Plan for a site prior to approval of a DTC Final Site Plan. A recommendation from the Nashville Department of Transportation and Multimodal Infrastructure shall be required for a DTC Concept Plan.

- The DTC, the Downtown Plan, other policies, official guidelines (such as the Downtown Code Design Guidelines), regulations from governing agencies, and other best practices shall be consulted when considering a DTC Concept Plan. No standard within the DTC shall relieve a project of the review process associated with a Concept Plan application.
- Modifications shall be requested concurrently with the DTC Concept Plan.
- Within the East Bank and East Bend subdistricts, the EB DRC shall act as the DTC DRC and final EB DRC approval shall act as the DTC Concept Plan.
- Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC and final MDHA approval shall act as the DTC Concept Plan.
- Any determination made by the Planning Staff may be appealed to the DTC DRC or EB DRC. Any determination made by the DTC DRC, EB DRC, or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.

Section 3. That the ~~Design Review & Compliance subsection~~ of the Application of the DTC: Design Review and Compliance section of Section I of the Downtown Code is amended by adding the following subsection after the Design Review Committee subsection:

East Bank Design Review Committee

The EB DRC is subject to the rules and procedures adopted by the Planning Commission for the DTC DRC. The EB DRC will consist of eight (8) voting members. All members shall be residents of Davidson County. One member shall be nominated by each of the following with confirmation by the Planning Commission:

- ~~East Bank neighborhood association~~
- ~~Cayce Place Resident Association~~ District Council Member
- Urban Land Institute
- Nashville Area Chamber of Commerce
- Civic Design Center

One member shall be appointed by the following:

- Mayor
- Metropolitan Council
- Planning Commission
- Vice Mayor

The EB DRC member nominated by the District Council Member shall reside within the area on the east side of the Cumberland River, south of I-65 and west of I-24. If this member no longer resides within this area during their term, a vacancy shall be declared. If multiple District Council Members represent this area, this member shall be nominated by the consensus of all District Council Members.

The EB DRC member appointed by the Metropolitan Council shall reside within the East Nashville Community Plan, but not west of I-24. Only Council Members representing a Council District within this area may nominate a candidate for this member. The member shall be appointed by the same process within the Rules of Procedure of the Council of the Metropolitan Government of Nashville and Davidson County as used for election to boards and commissions. If this member no longer resides within the area identified above during their term, a vacancy shall be declared.

The EB DRC members nominated by the District Council Member shall be considered inactive for the purposes of voting and quorum until twelve (12) months after at least 1,000 residential units receive a certificate of occupancy within the area on the east side of the Cumberland River, south of I-65 and west of I-24.

The EB DRC member appointed by the Vice Mayor shall be selected by the same process within the Rules of Procedure of the Council of the Metropolitan Government of Nashville and Davidson County as used for boards and commissions.

Members appointed by the Mayor, Metropolitan Council, Planning Commission, Vice Mayor, District Council Member, and the Civic Design Center shall be design professionals, with a degree or several years of experience in architecture, landscape architecture, planning or urban design. The member appointed by the Urban Land Institute shall be a licensed architect or landscape architect.

~~Each term shall be four years, with the appointees of the Mayor, Metropolitan Council and Planning Commission serving an initial two year term upon adoption of the DTC. Any vacancy occurring during the unexpired term of any members shall be filled in the manner prescribed herein for the original selection of the members of the EB DRC. A new mayor and/or Metropolitan Council may appoint a new representative after the term of the existing representative has expired.~~

If an EB DRC member fails to attend at least 2/3 of the prior twelve (12) meetings, or misses three (3) consecutive meetings without being excused by the Chair, a vacancy shall be declared and new member requested from the appointing or nominating entity.

If a nominating or appointing entity has a responsibility to name a representative to the DTC DRC as well as the EB DRC, a single representative will serve on both committees and their terms on both committees shall be the same. The EB DRC shall have the same officers as those elected by the process outlined in the DTC DRC.

Section 4. That the Sign Permit Modifications subsection of the Modifications of the DTC section of Section V of the Downtown Code is amended by deleting it in its entirety and replacing it with the following:

Sign Permit Modifications

Requests for modifications to sign standards are reviewed through the process outlined on pages 14 and 15. Modifications are reviewed by Planning staff and the East Bank Design Review Committee, the MDHA Design Review Committee or the DTC Design Review Committee. The applicant may appeal a decision through the process described on pages 14 and 15. All sign Modifications are Major Modifications. Two additional types of Modifications for signage related permits may be requested and are outlined below.

Section 5. 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 6. 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:

Emily Benedict
Member of Council

SUBSTITUTE ORDINANCE NO. BL2026-1396

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 amending a Specific Plan and changing from RS5 to SP zoning for properties located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, all of which is described herein (Proposal No. 2022SP-030-004).

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 amending a Specific Plan and changing from RS5 to SP zoning for properties located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, being Property Parcel Nos. ~~094-097 and~~ 120 as designated on Map 082-08, and Property Parcel Nos. 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 900, 907 and 930 as designated on Map 082-08-0-E 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 attached plan, which was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and the Metropolitan Clerk's Department, and which is attached to 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 082-08 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. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~23~~ 15 multi-family residential units, 4 live/work units, and up to 3,250 square feet of non-residential

uses as permitted within the MUL-A zoning district. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited for the entire development.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The commercial uses are limited to the structure labeled 1 on the site plan.
2. No changes or increase in units are approved on the remainder of the site (approximately 2.42 acres) as shown on the original SP approval other than those changes shown and/or listed in the SP amendment.
3. All previous conditions of BL2022-1397 and BL2025-749 shall apply unless included in this amendment.
4. No vehicle parking shall be permitted on the one-way private drive.
5. On the corrected copy, update the MHZC conditions of approval.
6. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
7. The Preliminary SP plan amendment is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc. Metro Planning Commission Meeting of 11/13/2025 31
8. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. Comply with all conditions and requirements of Metro reviewing agencies.
11. No Master permit/HPR shall be recorded prior to final SP approval.
12. Final plat may be required prior to permitting.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. 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 9. 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.

SPONSORED BY:

Sean Parker
Member of Council

2022SP-030-004
930 MCFERRIN SP
Map 082-08, Parcel(s) ~~094-097~~, 120
Map 082-08-0-E, Parcel(s) 609, 611, 613, 615, 625, 627, 629, 631,
633,
635, 637, 639, 641, 643, 645, 900, 907, 930
Subarea 05, East Nashville
District 05 (Sean Parker)
Application fee paid by: John Gore

A request to amend a Specific Plan and rezone from RS5 to SP for properties located at ~~832, 834, 836, 838 Seymour Avenue, 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue,~~ 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, requested by Barge Civil Associates, applicant; OIC Richmond Bend, Christopher B. Cook, and Core Holdings, LLC, owners.



Original Submittal - November 27, 2024
Revision 1 - December 19, 2024
Revision 2 - January 6, 2025
Revision 3 - January 20, 2025
Revision 4 - September 10, 2025
Revision 5 - September 30, 2025
Revision 6 - April 15, 2026

930 McFerrin Specific Plan Case No. 2022SP-030-004

Preliminary Specific Plan Application

Barge Civil Associates



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17	SF House C - Elevations
18	SF House C - Elevations
19	Bungalow - Elevations
20	Bungalow - Elevations

Project Information

SP Name: 930 McFerrin
SP Address: 930 McFerrin Ave
 Nashville, TN, 37206

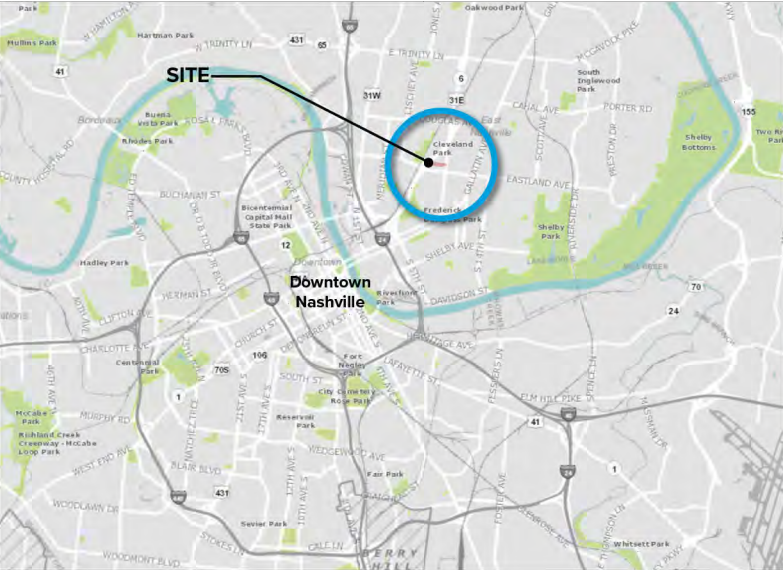
Case No: 2022SP-030-004
Council District: 05
Council Member: Sean Parker
Owner of Record: Richmond Bend, LLC

Proposed Fall Back Zoning: RM-9A
Developer: Core Holdings, LLC
Civil Engineer: Barge Civil Associates
 6606 Charlotte Pike, Suite 210
 Nashville, TN, 37209

Note:
 According to the FEMA FIRM MAP #47037C0242H, dated April 5, 2017, the project site is considered Zone X and is located outside the 500 year floodplain.

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval to amend an existing SP (2022SP-030-004) for the development of additional commercial square footage in this live/work, residential and commercial SP. The proposed amendment would increase the allowable commercial space from 2,817 square feet to 3,234 square feet. The total square footage of the SP is 2.78 acres with 14 detached dwelling units, 4 live/work townhouses, and 1 optional residential flat on the second floor of the commercial building.



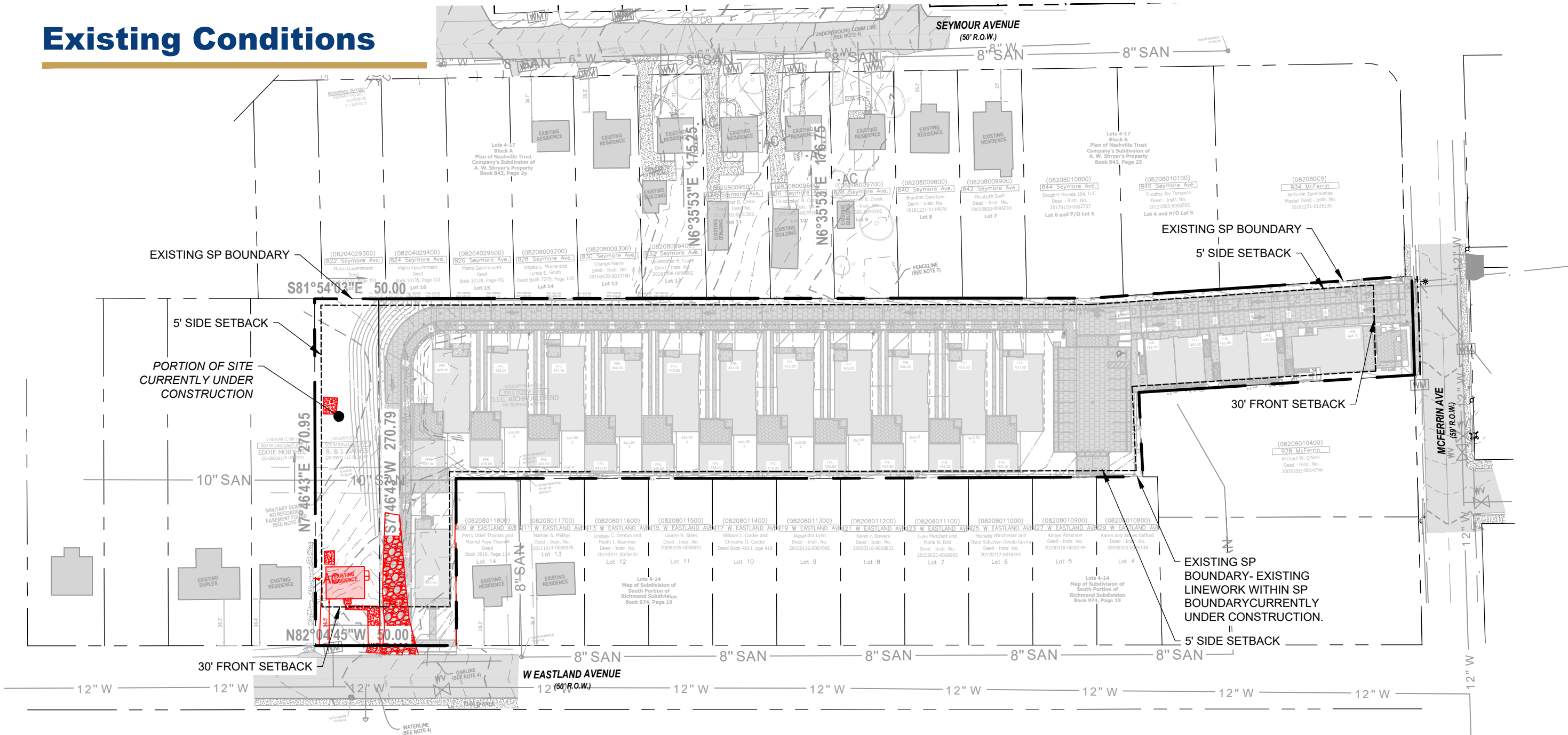
Overall Vicinity

Site Location

General Plan Consistency

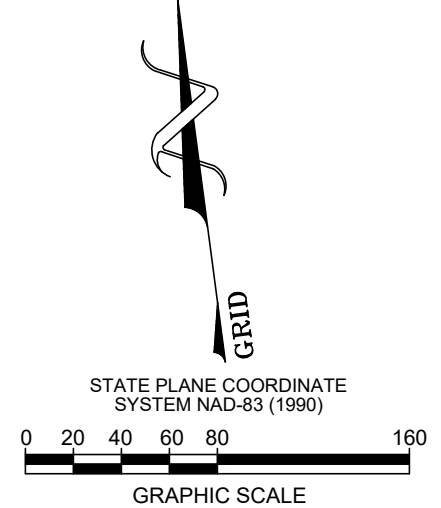
- Located in East Nashville, within the T4-NM (T4 Urban Neighborhood Maintenance) Policy Area.
- T4-NM zones are intended to reflect surrounding suburban residential patterns while accommodating moderate-density residential neighborhoods. These areas prioritize connectivity, environmental sensitivity, and innovative approaches to building and site design.
- The area is designated as "Transition" in the policy, which allows for a broader range of housing types that may differ from the surrounding context. The inclusion of additional residential units within this street-engaged, multi-activity site aligns with the goals of the Specific Plan and does not hinder the intention approved in 2022SP-030-003.

Existing Conditions



SOILS NOTE:

1. SOILS WITHIN THE PROJECT BOUNDARY ARE PRIMARILY CLASSIFIED AS LINDELL-URBAN (Ln) LAND COMPLEX (0% - 3% SLOPES). THERE ARE NO NATURALLY OCCURRING SLOPES IN EXCESS OF 15% ON THE SITE.



Grading & Drainage



SIDEWALK, GRASS STRIP AND CURB AND GUTTER PER ST-252 ALONG SITE FRONTAGE

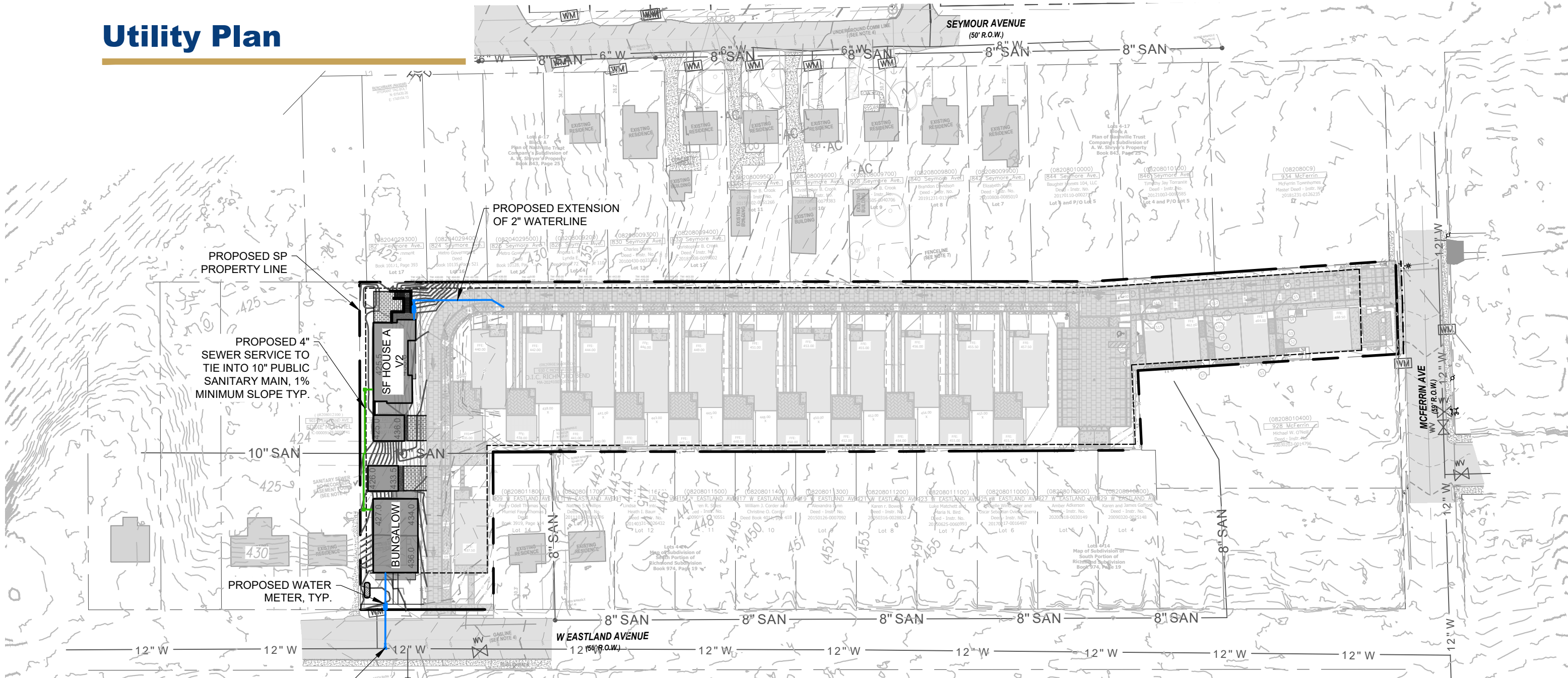
GENERAL STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
2. DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

STORMWATER TREATMENT NOTES:

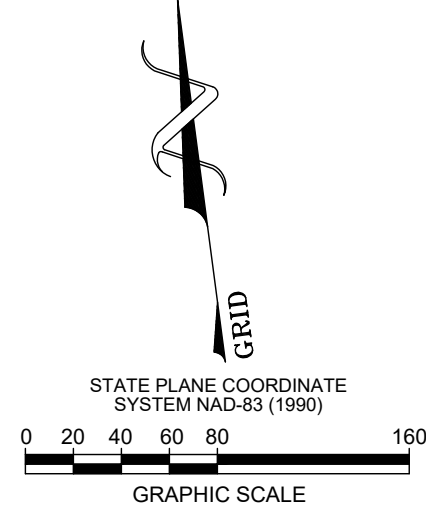
1. SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW.
2. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT.

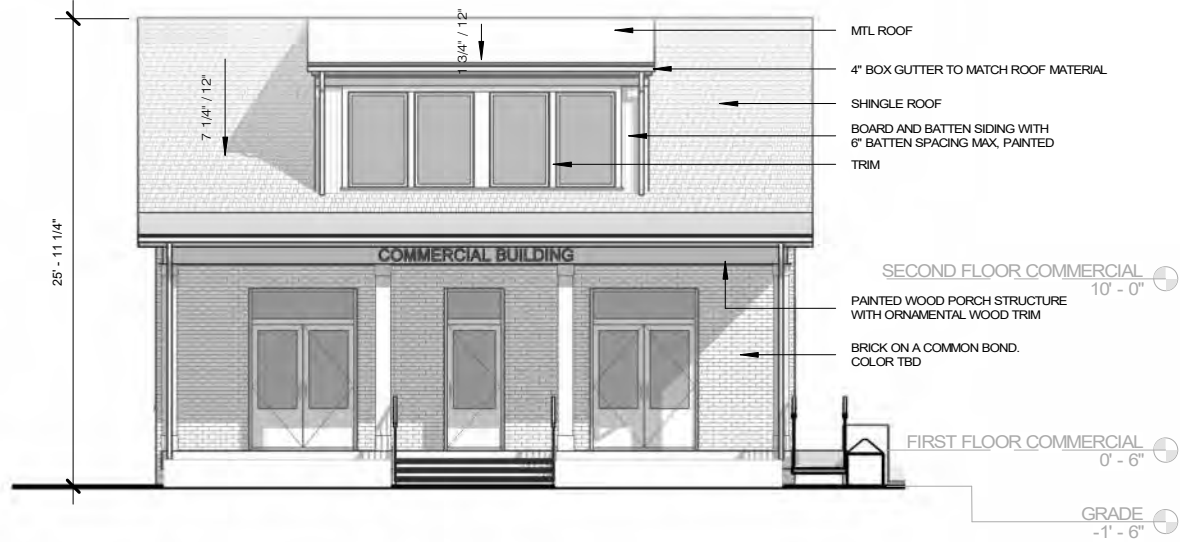
Utility Plan



METRO WATER & SEWER NOTES:

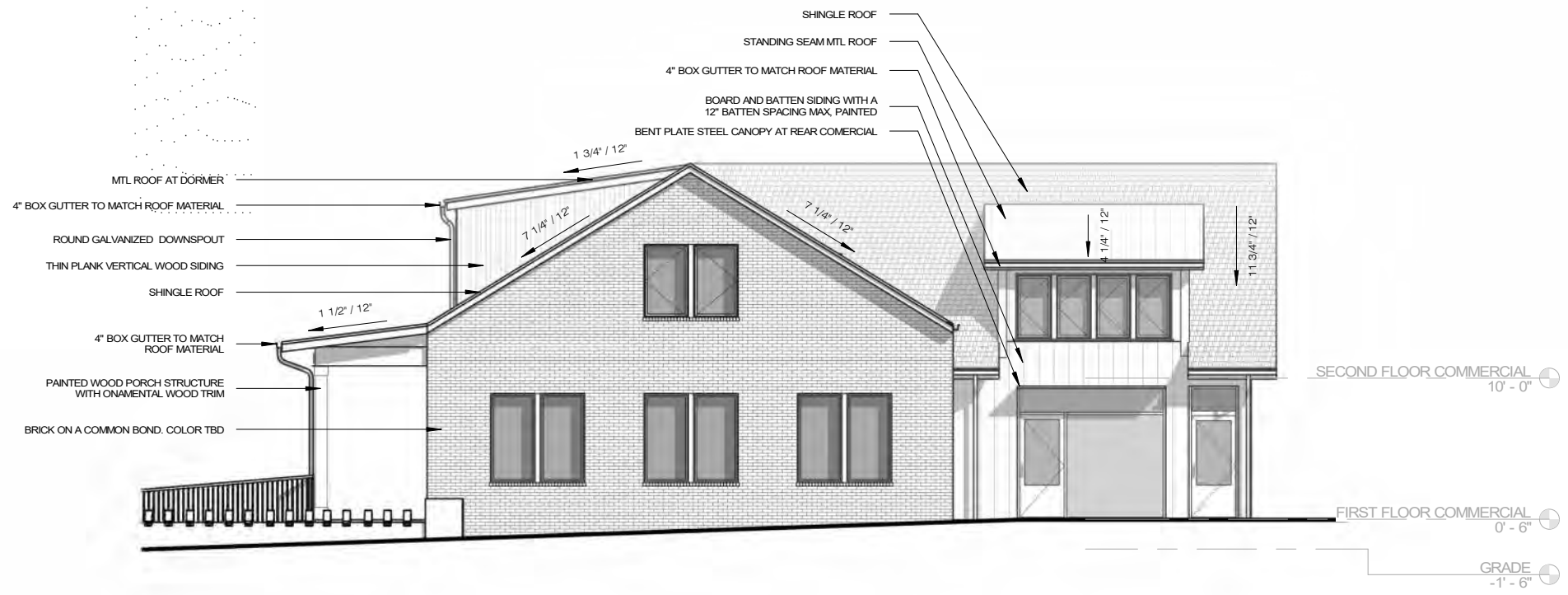
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. FINAL WATER AND SEWER SERVICE LOCATIONS SHALL BE PROVIDED WITH FINAL SP.





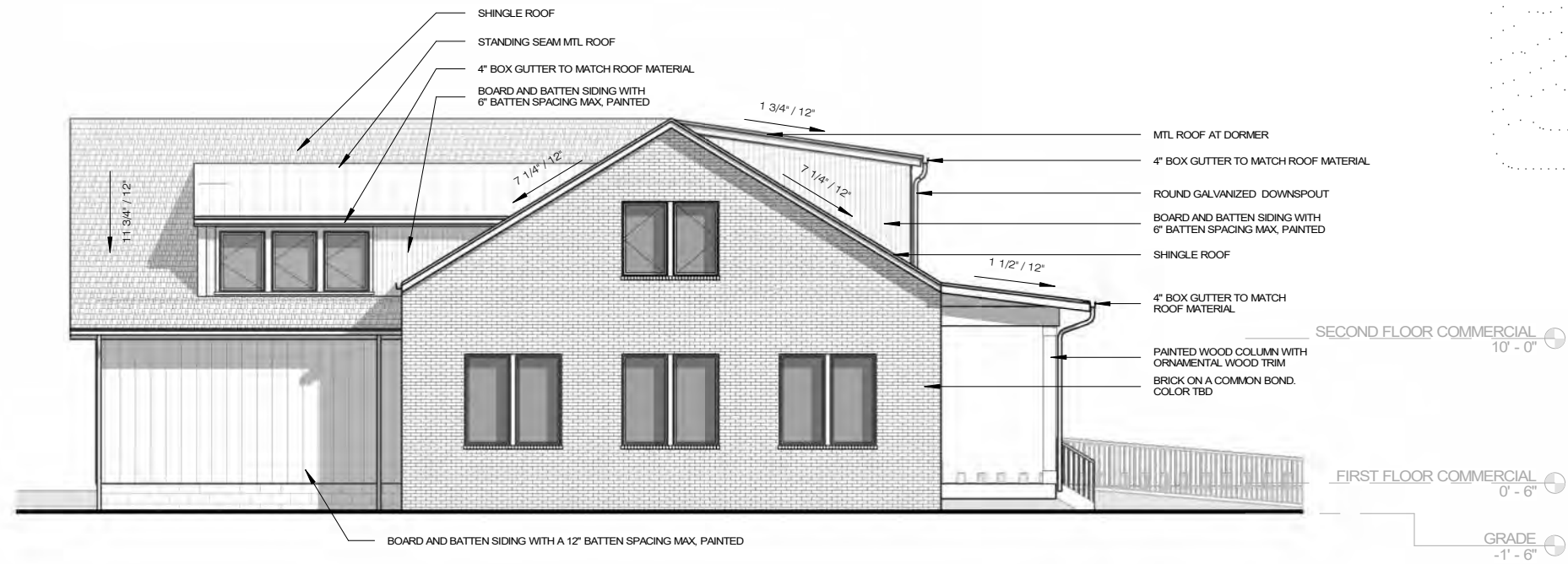
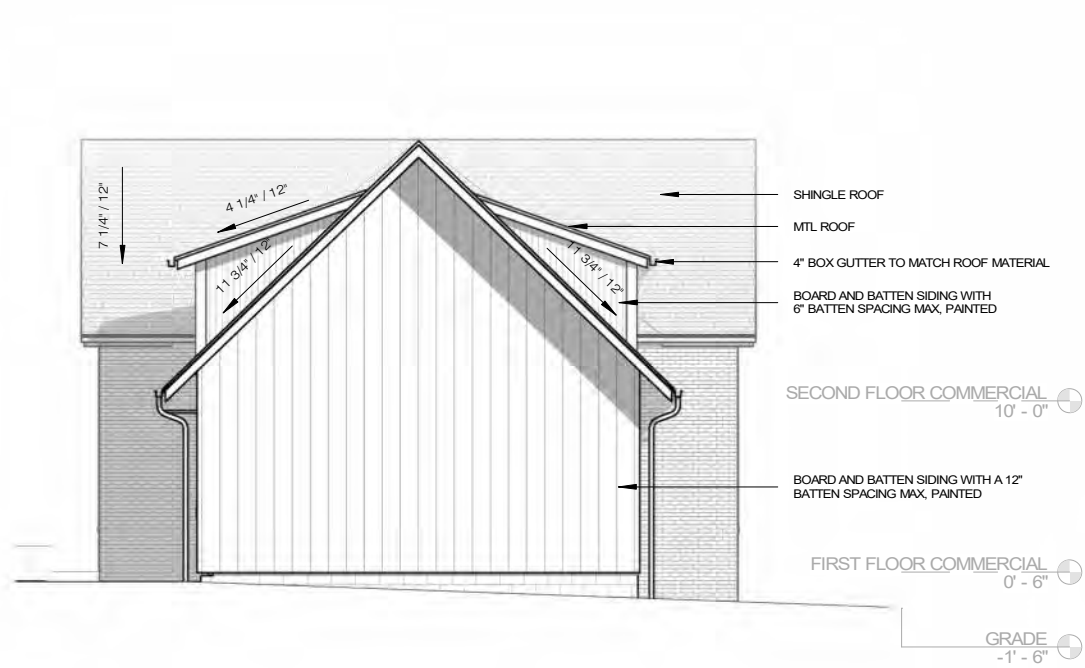
1 COMMERCIAL BUILDING- ELEVATION 01

0 8' 16' 24' 3/32" = 1'-0"



2 COMMERCIAL BUILDING- ELEVATION 02

0 8' 16' 24' 3/32" = 1'-0"

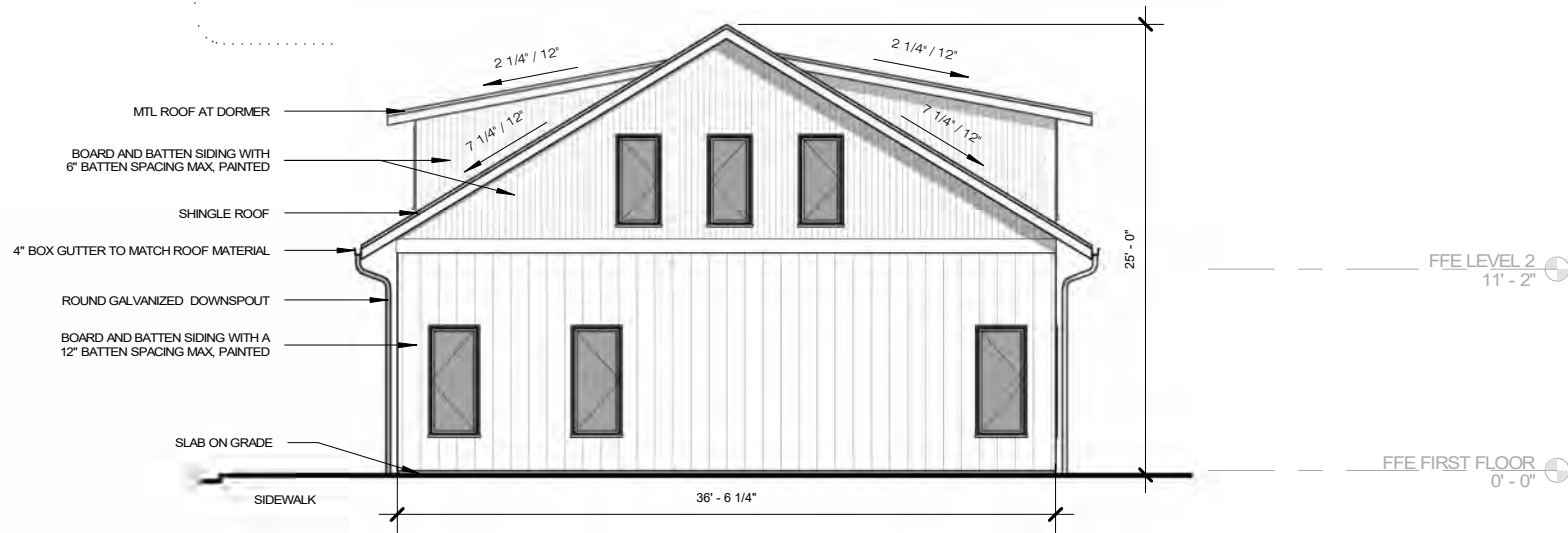


1 COMMERCIAL BUILDING - ELEVATION 03

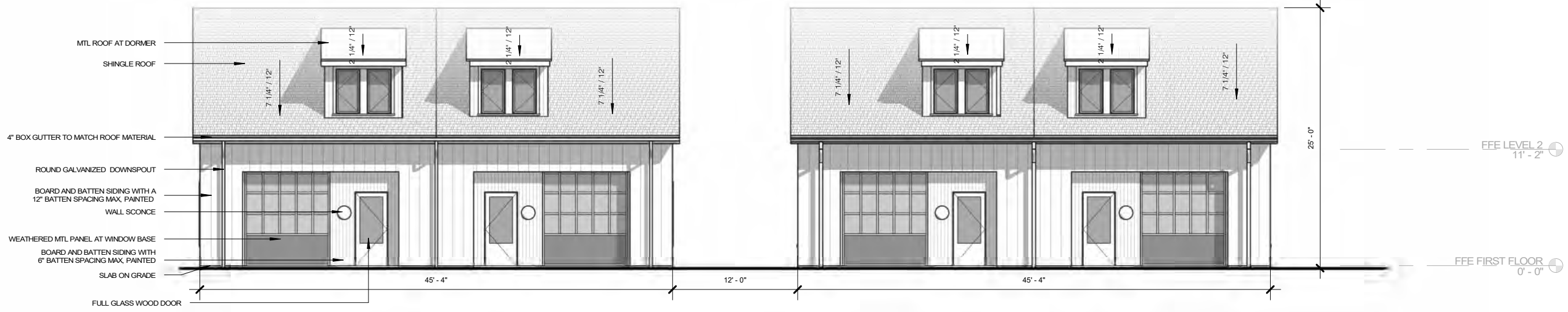
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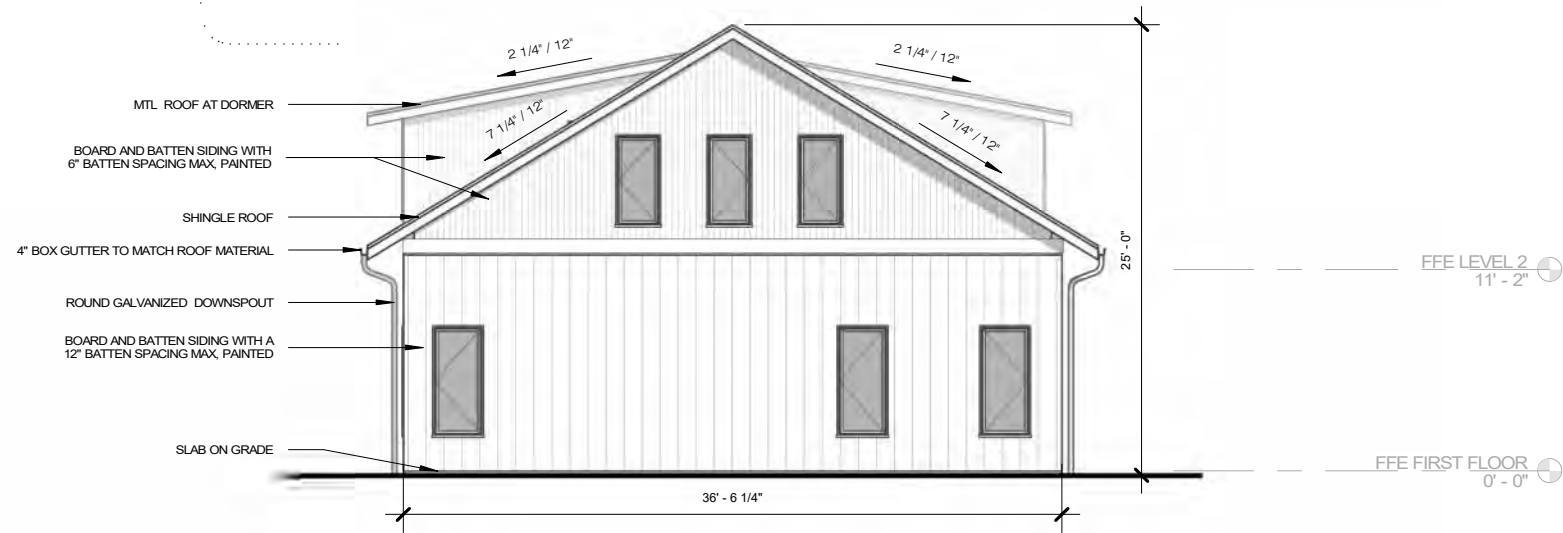
0 8' 16' 24' 3/32" = 1'-0"



2 TOWNHOUSES - ELEVATION 02
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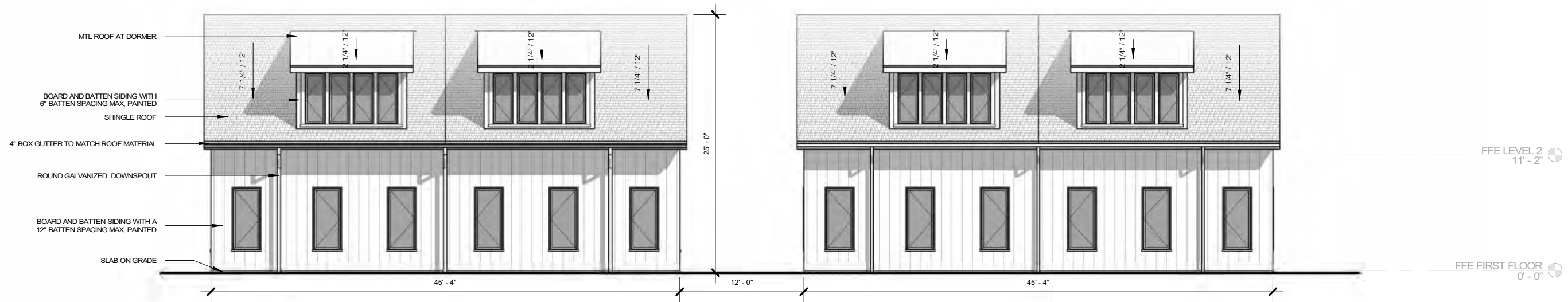


1 TOWNHOUSES - ELEVATION 01
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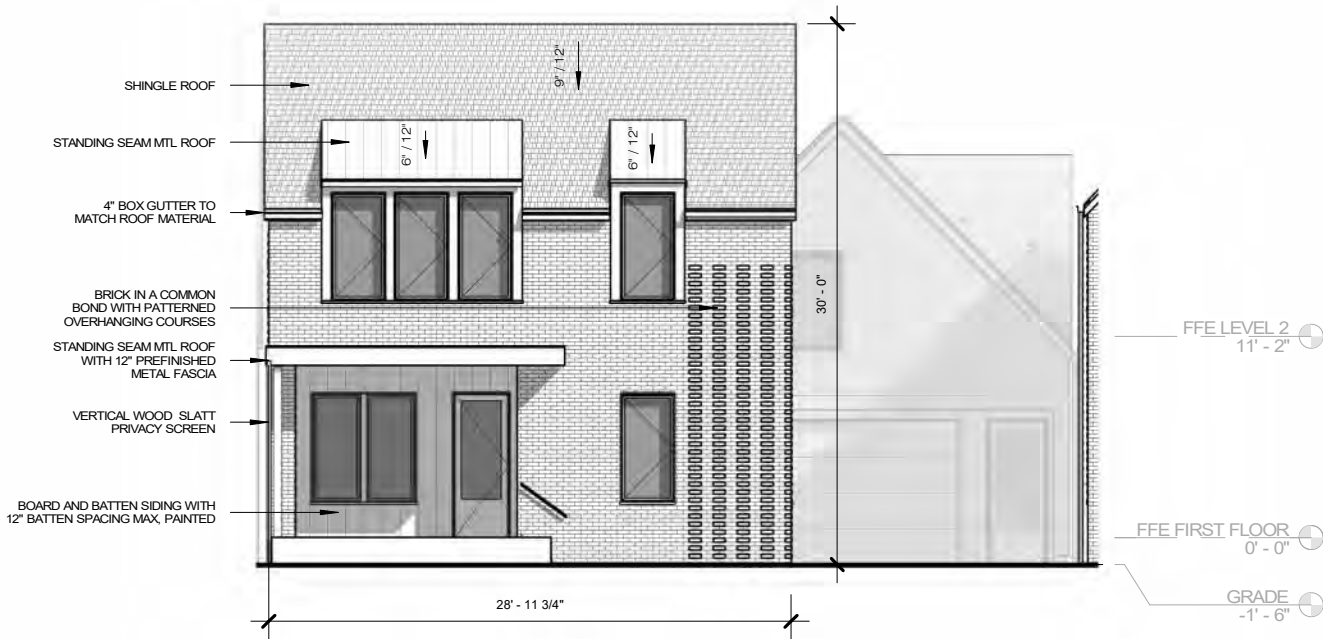
2 TOWNHOUSES - ELEVATION 04

0 8' 16' 24' 3/32" = 1'-0"



1 TOWNHOUSES - ELEVATION 03

0 8' 16' 24' 3/32" = 1'-0"



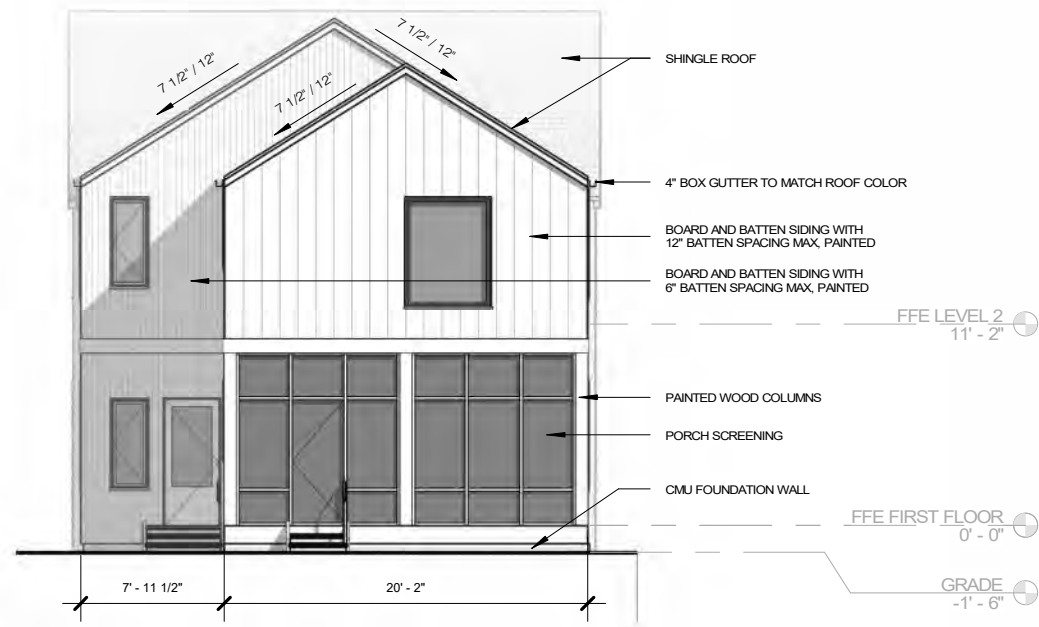
1 OPTION A - ELEVATION 01

0 8' 16' 24' 3/32" = 1'-0"



2 OPTION A - ELEVATION 02

0 8' 16' 24' 3/32" = 1'-0"

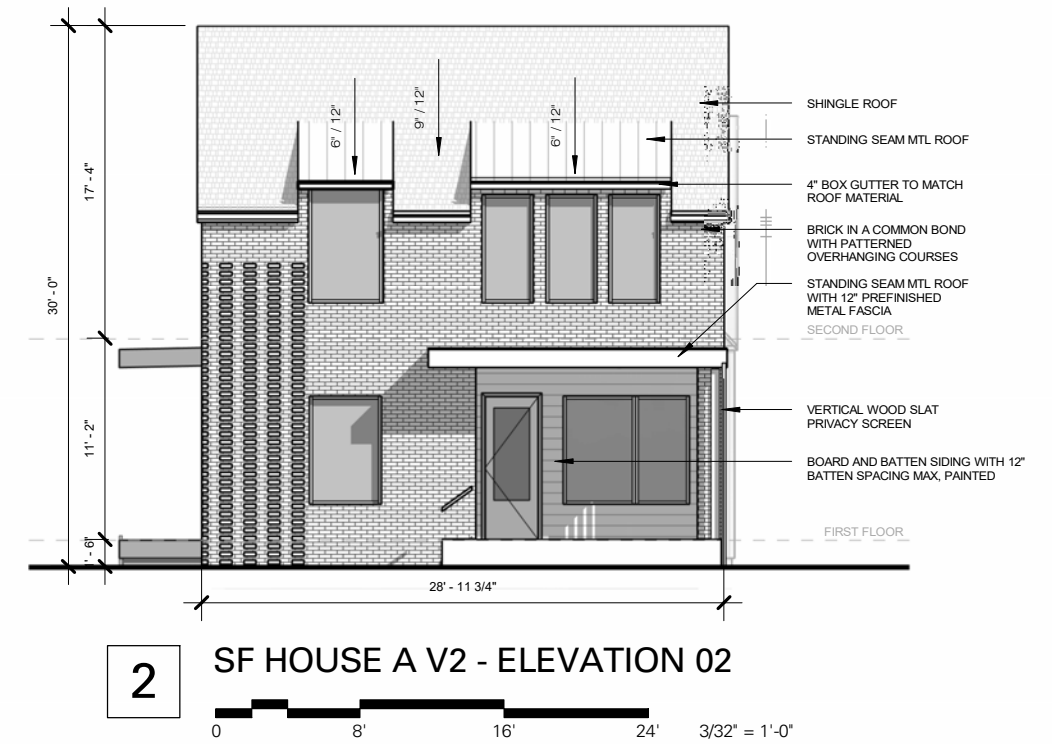
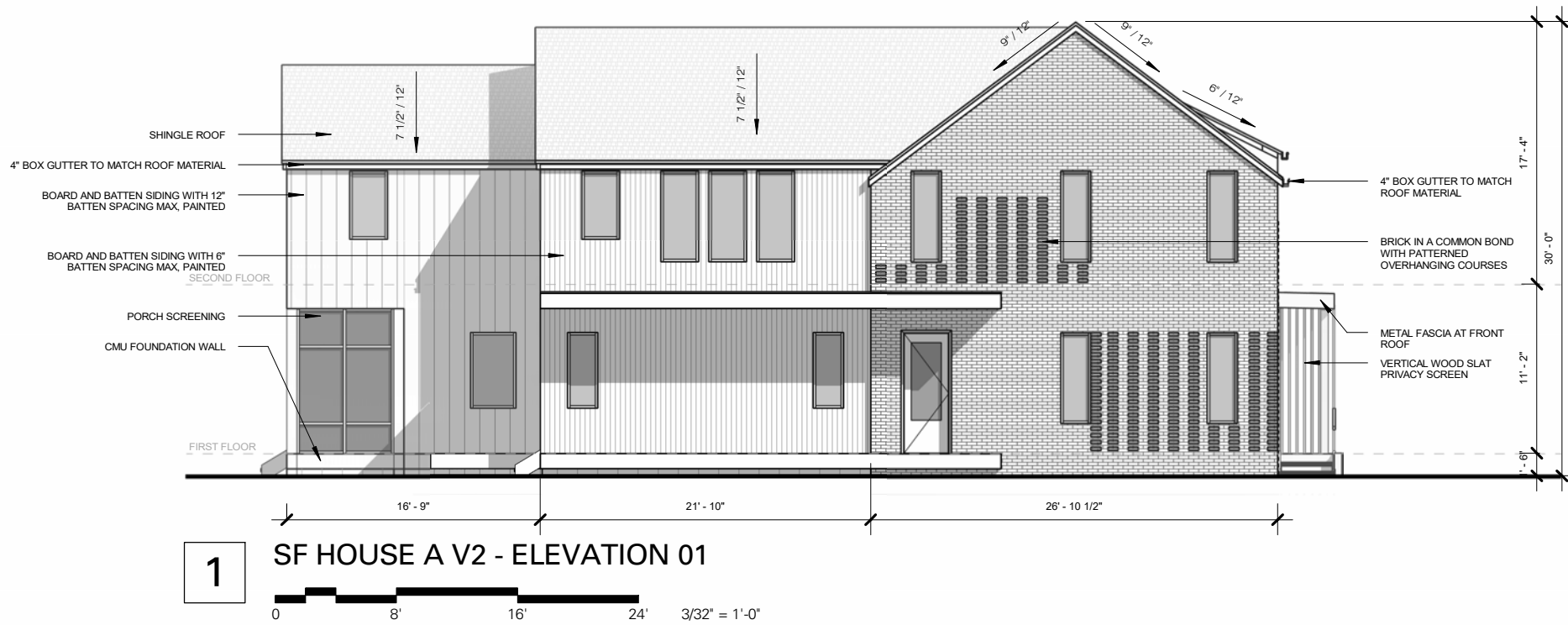


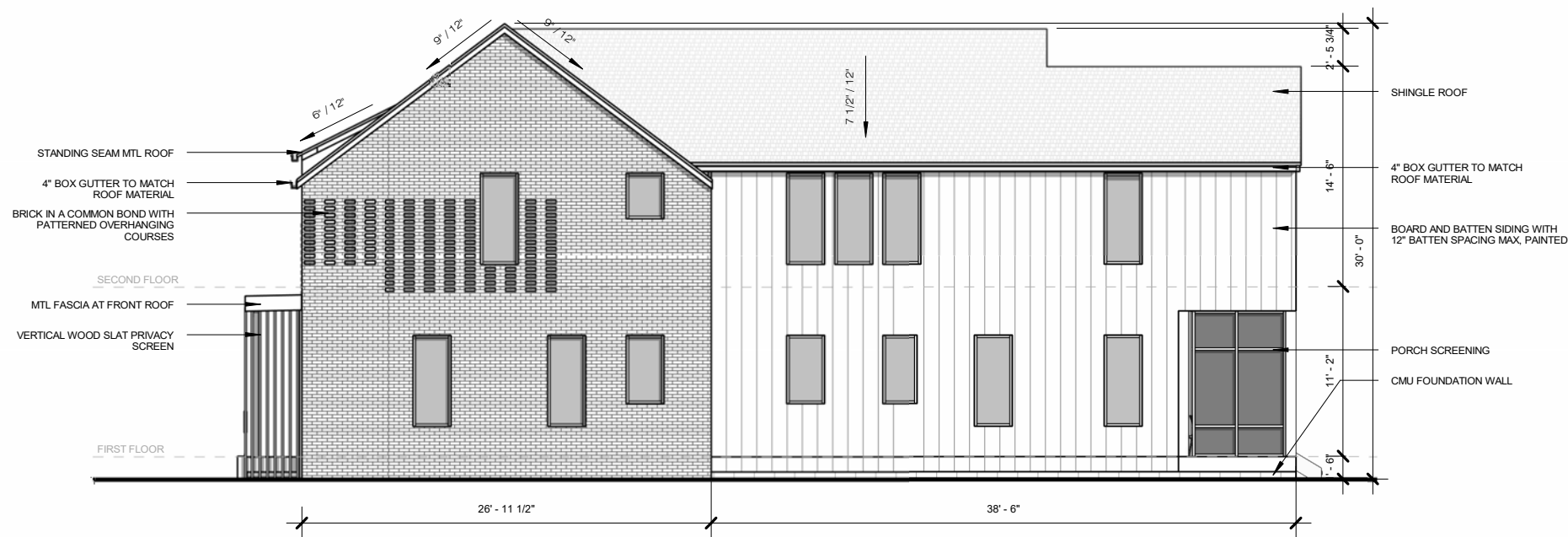
1 SF HOUSE A - ELEVATION 03



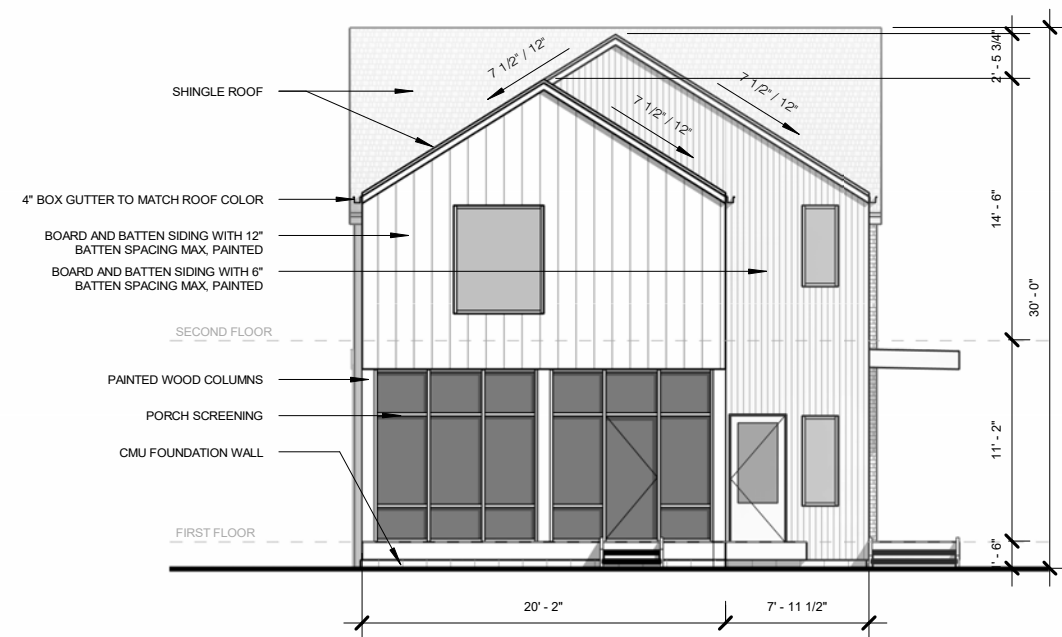
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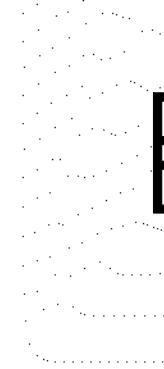


1 SF HOUSE A V2 - ELEVATION 03



2 SF HOUSE A V2 - ELEVATION 04

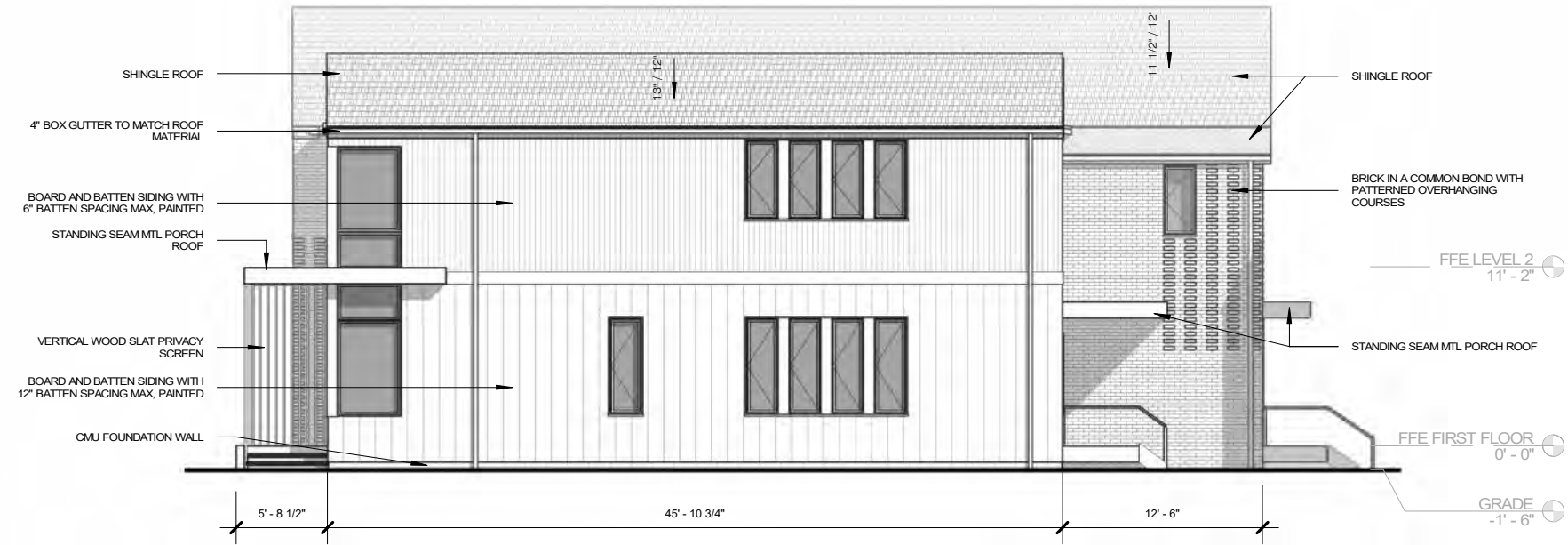




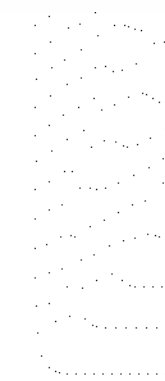
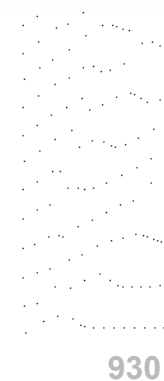
8

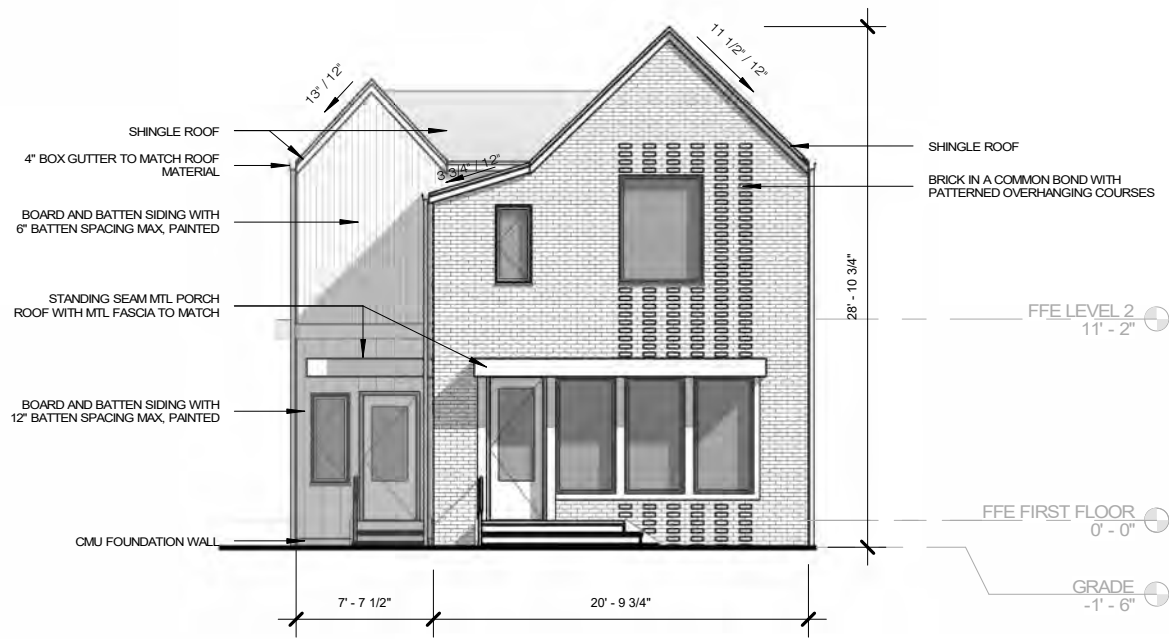


1 SF HOUSE B - ELEVATION 01

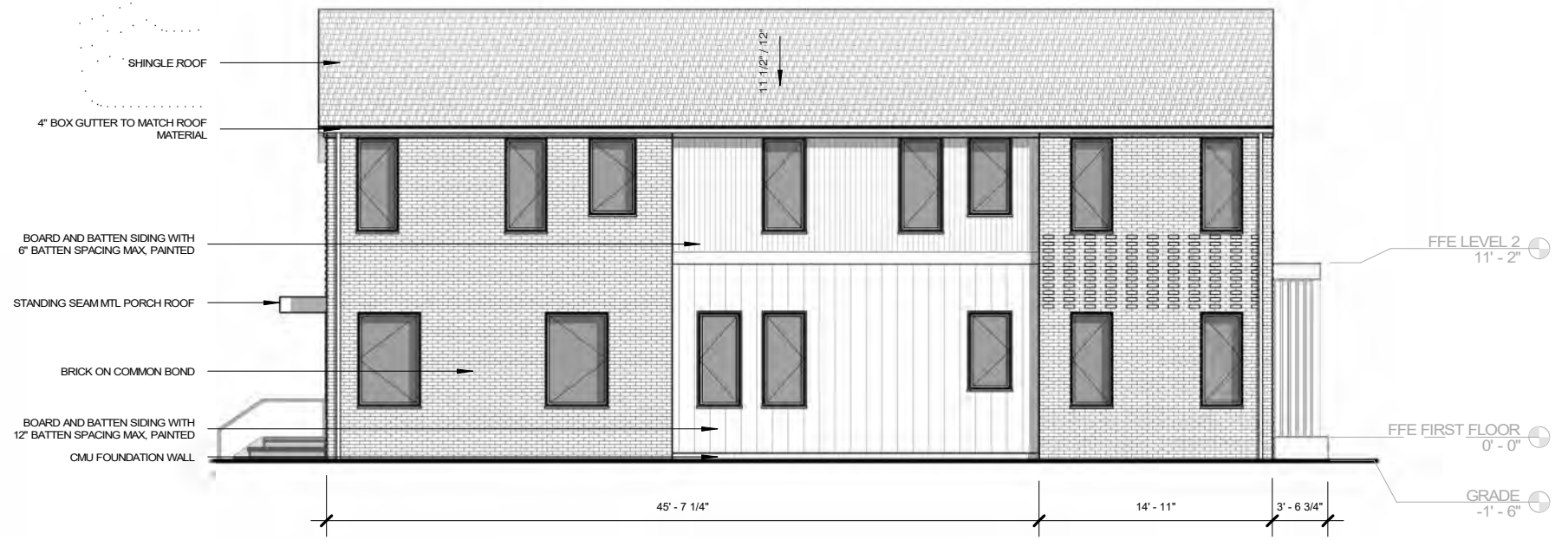


2 SF HOUSE B - ELEVATION 02



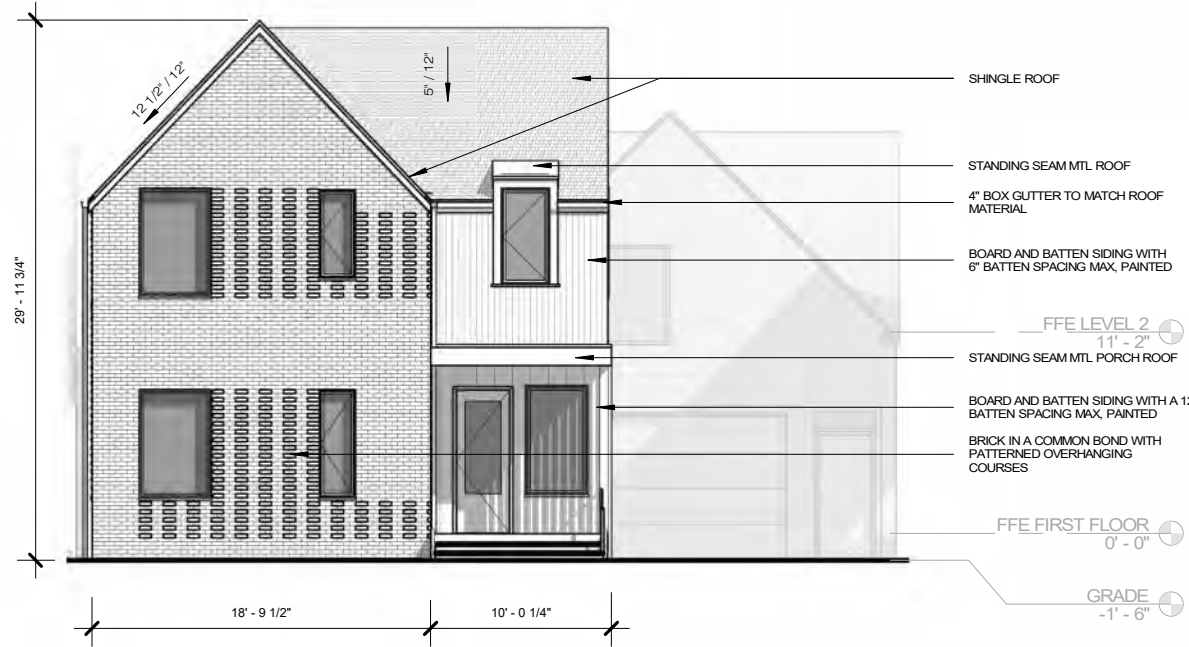


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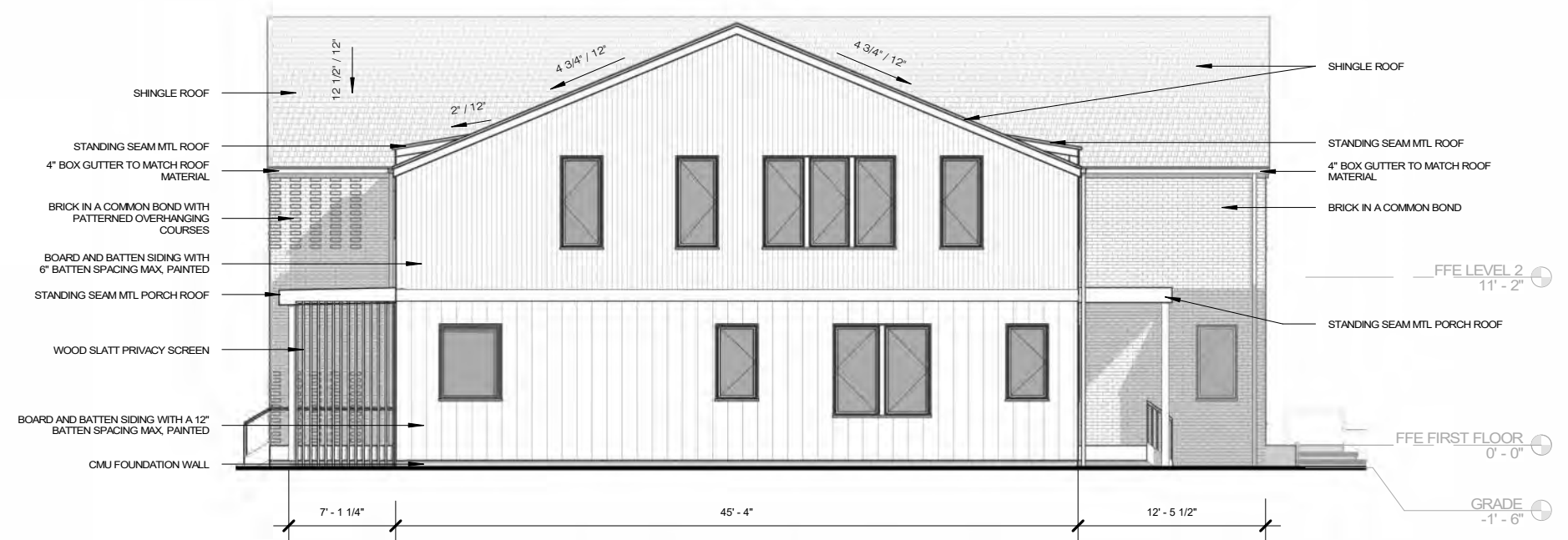


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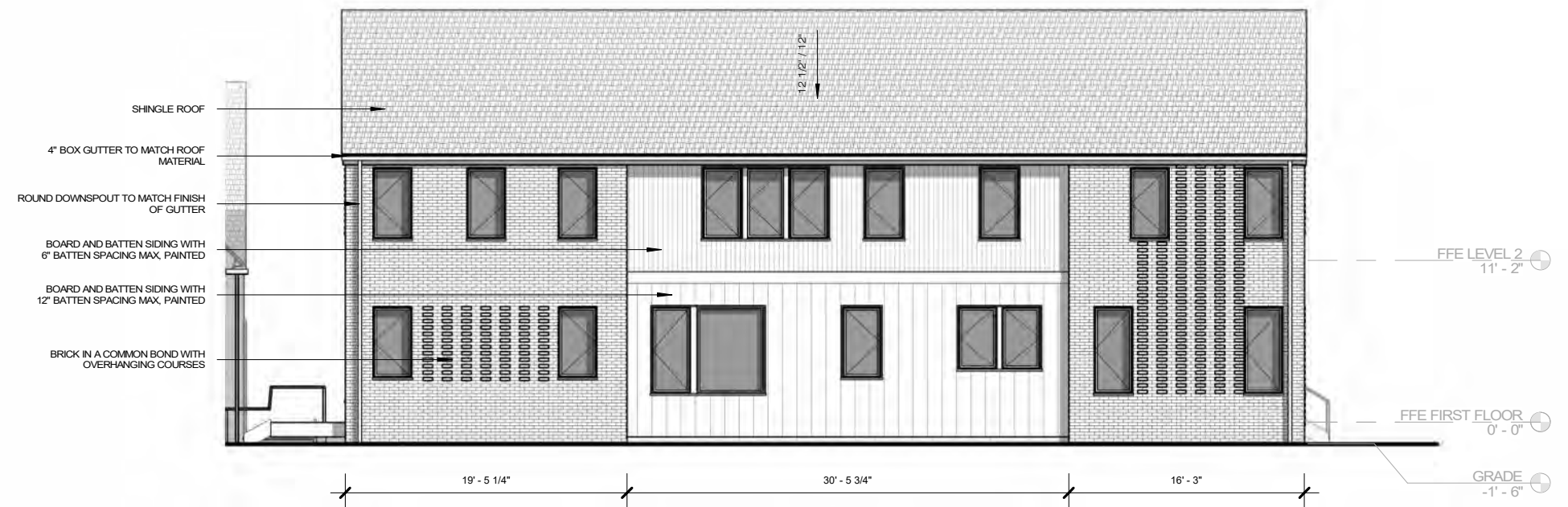
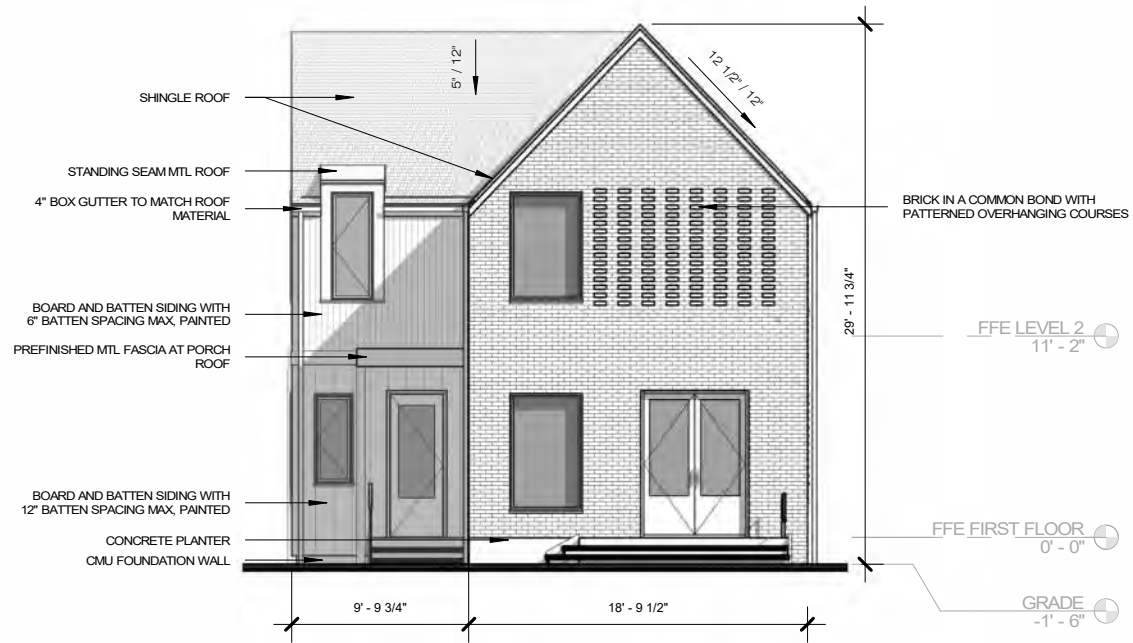
1 SF HOUSE C - ELEVATION 01



2 SF HOUSE C - ELEVATION 02



8

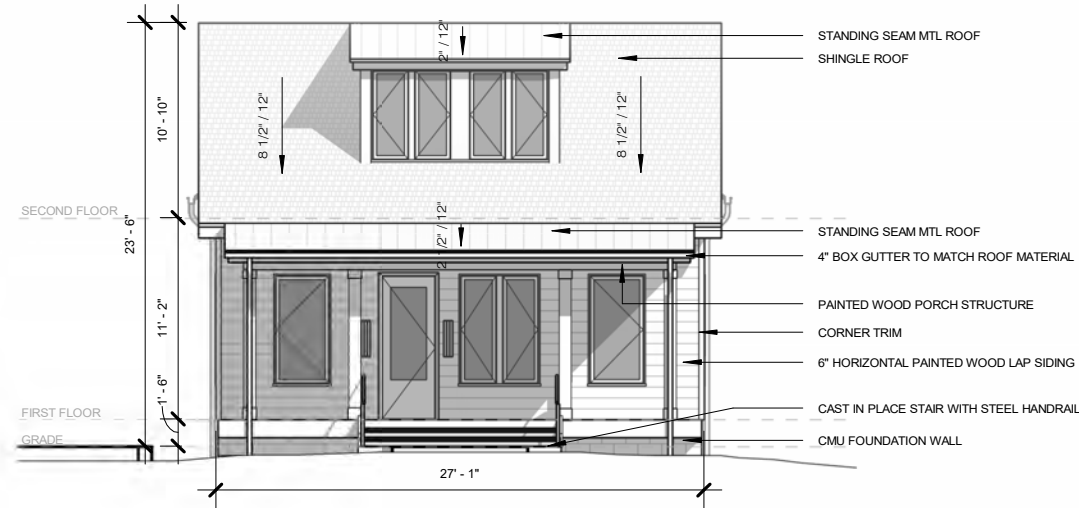


1 SF HOUSE C - ELEVATION 03

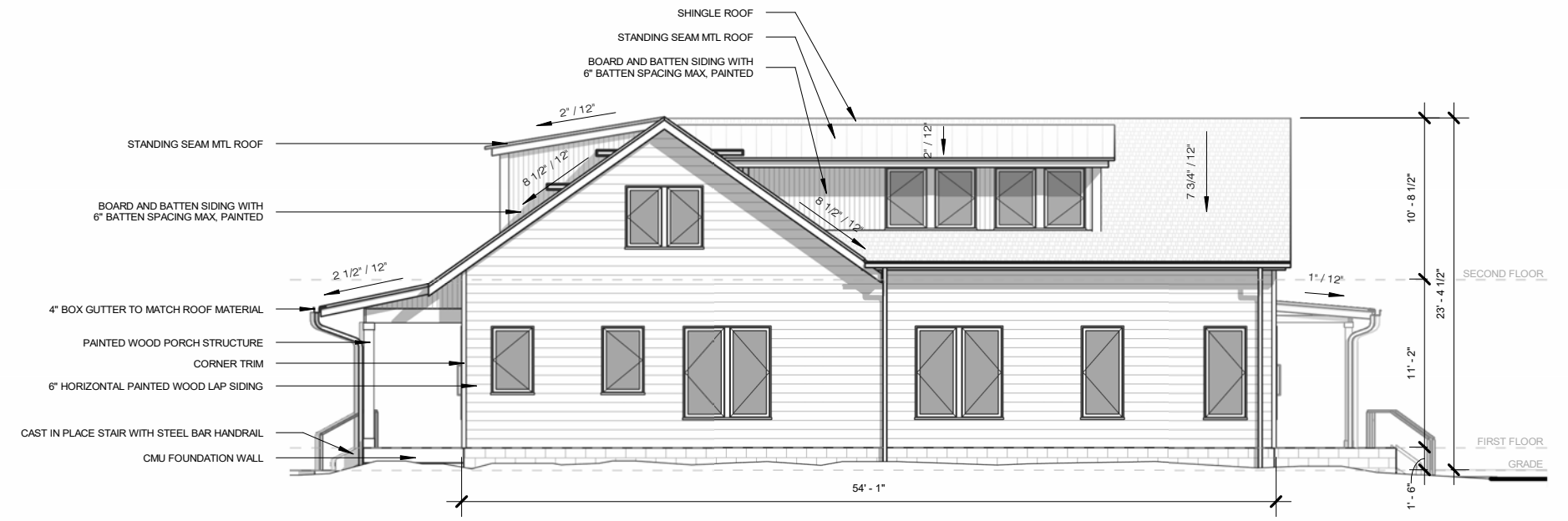
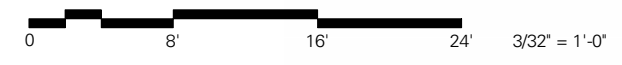


2 SF HOUSE C - ELEVATION 04

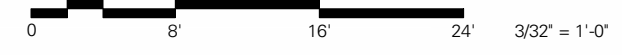


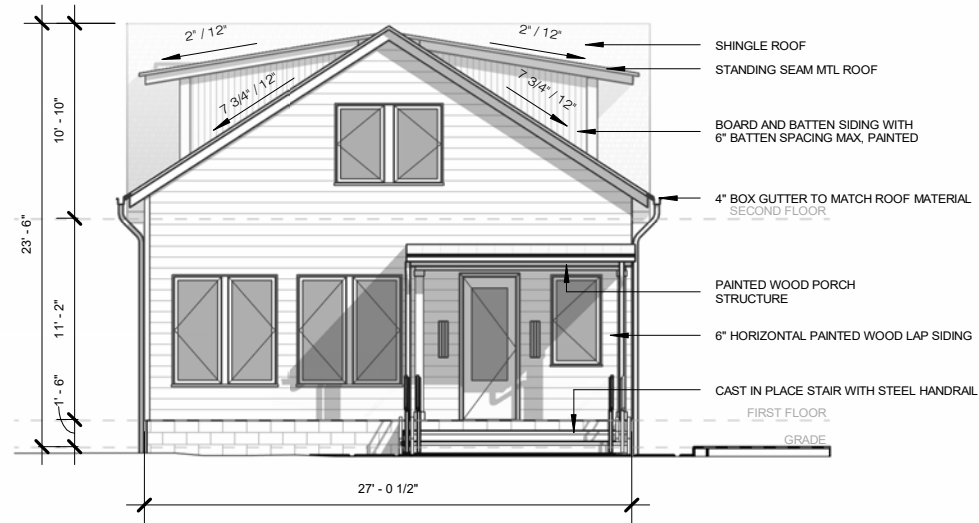


1 BUNGALOW - ELEVATION 01

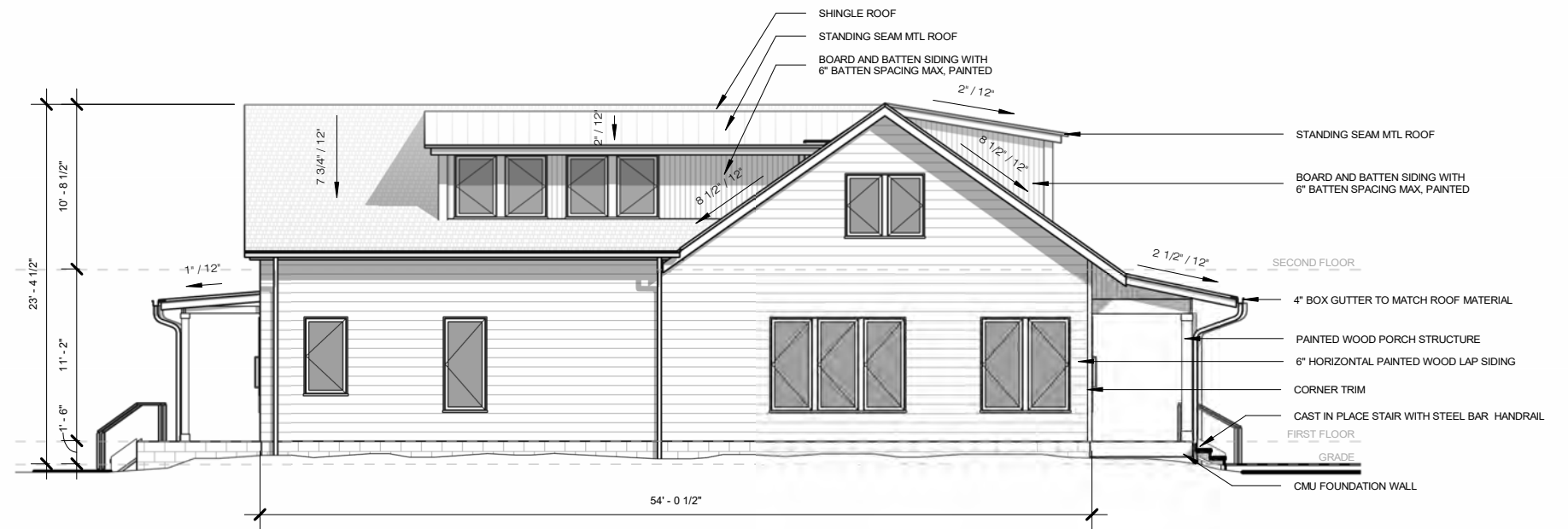
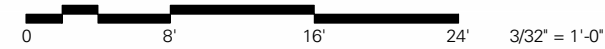


2 BUNGALOW - ELEVATION 02

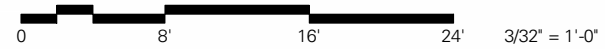




1 BUNGALOW - ELEVATION 03



2 BUNGALOW - ELEVATION 04



SUBSTITUTE ORDINANCE NO. BL2026-1397

An ordinance to authorize building material restrictions and requirements for BL2026-1396, a proposed Specific Plan Zoning District for properties located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, all of which is described herein (Proposal No. 2022SP-030-004). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

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

Section 1. That the following building material restrictions and requirements as a part of BL2026-1396, a proposed Specific Plan Zoning District located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, are hereby authorized:

- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Section 2. That this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Sean Parker
Member of Council

SUBSTITUTE ORDINANCE NO. BL2026-1391

An ordinance amending Title 17 of the Metropolitan Code of Laws, to add various new data center uses and related definitions and conditions to the Zoning Code (Proposal No. 2026Z-012TX-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 adding the following new definitions in alphabetical order:

“Closed loop system” means a system that constantly reuses and recycles an initial load of water within its operation, reducing the draw on external water sources and minimizing wastewater discharge. A closed loop system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

“Data center” means a ~~physical room, building,~~ or facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. Data center includes “data center – accessory”, “data center – small”, “data center – medium”, “data center – large”, and “data center – campus”. The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as substations, electrical yards, mechanical yards, and all other exposed equipment, located within the property boundaries. A “server room” shall not be considered a data center. A collection of computer workstations configured solely for use by a principal use shall not be considered a data center.

“Data center – accessory” means a data center of 5,000 square feet in size or less that has a maximum utilization capacity of 1MW of electricity and is accessory to ~~another~~ a principal use. The principal use shall utilize more square footage than the data center.

“Data center – campus” means a geographically contiguous development of one or multiple buildings utilized as a data center and all associated supporting structures and uses, including a dedicated power substation, built across one or multiple phases totaling ~~at least more than~~ 500,000 square feet and/or ~~has with~~ a maximum utilization capacity greater than 100MW. This use shall not be permitted in Davidson County.

“Data center – large” means a data center ~~between larger than~~ 100,000 ~~and but not exceeding~~ 499,000 ~~500,000~~ square feet in size and/or ~~has with~~ a maximum utilization capacity ~~between greater than~~ 20MW ~~and but not exceeding~~ 100MW of electricity and which utilizes a dedicated power substation.

“Data center – medium” means a data center ~~between larger than~~ 20,000 ~~and but~~ 99,000 ~~not exceeding~~ 100,000 square feet in size and/or ~~has with~~ a maximum utilization capacity ~~between greater than~~ 5MW ~~and but not exceeding~~ 20MW of electricity and which may utilize a dedicated power substation.

“Data center – small” means a data center of 20,000 square feet in size or less and/or ~~has with~~ a maximum utilization capacity of 5MW of electricity and which does not utilize a dedicated power substation. Data center – small uses may be located in mixed-use structures containing more than one nonresidential use that do not contain residential units provided that the data center makes up less than thirty percent (30%) of the total square footage of the building.

“Load” means the total power consumed by servers, storage, cooling, ventilation, generators, and other networking devices that operate within a data center.

“Maximum utilization capacity” means the greatest amount of electric demand associated with a data center development, as determined by the greater of:

1. the maximum electrical demand requested from or approved by the electric service provider;
2. the total designed IT load;
3. the maximum load shown on electrical, mechanical, utility, substation, generator, or building plans;
4. the maximum load reasonably capable of being served by installed or proposed transformers, switchgear, generators, substations, battery systems, or other electrical infrastructure; or
5. the maximum load represented in any application, utility request, marketing material, lease, development plan, financing document, public filing, or permit submittal.

“Megawatt (MW)” means the unit of measurement for electricity that is equivalent to one million watts.

“Server room” means a dedicated closet or room containing servers and/or other computer equipment that is less than 500 square feet in size and that is located within and supports functions of a principal use and relies on the principal use’s existing HVAC and electrical supply.

Section 2. That Section 17.08.030 of the Metropolitan Code is hereby amended by adding the following to the Zoning District Land Use Table: “Data center – accessory” as an industrial use permitted as accessory (A) in the MUG, MUI, OG, ORI, CS, CF, DTC North, DTC South, DTC West, DTC Central, DTC East, SCR, IWD, IR, and IG zoning districts; “Data center – small” as an industrial use permitted with conditions (PC) in the CS, CF, DTC South, DTC West, DTC Central, IWD, IR, and IG zoning districts; “Data center – medium” as an industrial use permitted with conditions (PC) in the IWD, IR, and IG zoning districts; “Data center – large” as an industrial use permitted by special exception (SE) in the IR and IG zoning districts; and “Data center – campus” as an industrial use not permitted in any zoning district.

Section 3. That Section 17.16.090 of the Metropolitan Code is hereby amended by adding the following as ~~a~~ new Subsections C, ~~and D, and E~~ and redesignating the existing Subsection C and subsequent subsections:

C. Data Center - Small.

1. Location. ~~No data center shall be permitted on a parcel within one hundred linear feet of a parcel containing a residential use, daycare home, daycare center, religious institution, community education use, park, zoo, or other data center.~~ No data center shall be permitted in a location that is less than 100 feet from a residential use, day care home, daycare center, religious institution, community education use, park, zoo, correctional facility, or other data center. Distance shall be measured in a straight line from the closest point of a parcel

line of the parcel for which the data center is sought to the closest point of the parcel line of the parcel on which the identified uses are located.

2. Buffer yards. Buffer yard standards shall comply with the provisions of Chapter 17.24 of the Metropolitan Code.
3. Design standards for data centers not incorporated within a ~~mixed-use~~ building that includes more than one nonresidential use.
 - a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of ~~fenestration~~ glazing.
 - b. A minimum of thirty percent (30%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
 - c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator, based on a recommendation from the planning department, may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
 - d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened ~~to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself from public streets and from surrounding properties.~~ No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
 - e. Building height for any data center shall not exceed 75' in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.
4. Operational standards.
 - a. ~~There shall be no light trespass from the site onto surrounding properties, including any right-of-way~~ Standards for light trespass shall meet all requirements of Section 17.28.100.E.4.
 - b. All cooling and ventilation equipment shall operate on a closed-loop system.
 - c. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public right-of-way, unless located on the rooftop of a data center building.
 - d. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Outside of emergencies or without the permission of Nashville Electric Service (NES), ~~Operation of such generators shall be limited to no more than seventy-two hours consecutively testing only.~~ This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
 - e. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards, as such standards may be amended.
 - i. Testing for these generators shall not exceed 10 hours per month.
 - ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
 - iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.

- iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.
- f. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.
- 5. Future improvements. Any changes to a data center - small that increase the square footage or add maximum utilization capacity requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

D. Data Center - Medium.

- 1. Location. ~~No data center shall be permitted on a parcel within five hundred linear feet of a parcel containing a residential use, daycare home, daycare center, religious institution, community education use, park, zoo, or other data center.~~ No data center shall be permitted in a location that is less than 500 feet from a residential use, day care home, daycare center, religious institution, community education use, park, zoo, correctional facility, or other data center or less than 2,640 feet from the centerline of a Choose How You Move (CHYM) All-Access Corridor. Distance shall be measured in a straight line from the closest point of a parcel line of the parcel for which the data center is sought to the closest point of the parcel line of the parcel on which the identified uses are located or from the closest point of a parcel line of the parcel for which the data center is sought to the centerline of identified corridors.
- 2. Buffer yards. Where a data center is located on a parcel adjacent to a non-industrial zone district, there shall be screening in the form of landscape buffer yard Standard D applied along common property lines.
- 3. Design standards.
 - a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of ~~fenestration~~ glazing.
 - b. A minimum of ten percent (10%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
 - c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator, based on a recommendation from the planning department, may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
 - d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened ~~to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself from public streets and from surrounding properties.~~ No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
 - e. Building height for any data center shall not exceed 75' in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.

4. Operational standards.
 - a. Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the primary structure and a public road or right-of way and shall be fully screened from all adjacent parcels and rights-of-way by the primary structure unless owned or jointly owned by Nashville Electric Service (NES), in which case the location, if between the primary structure and a public right-of-way, shall be screened from public view and adjacent properties by a Type D landscape buffer yard.
 - b. ~~There shall be no light trespass from the site onto surrounding properties, including any right-of-way.~~ Standards for light trespass shall meet all requirements of Section 17.28.100.E.4.
 - c. All cooling and ventilation equipment shall operate on a closed-loop system.
 - d. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public right-of-way, unless located on the rooftop of a data center building.
 - e. Substations associated with the operation of a data center shall only be permitted in the IWD, IR, and IG zoning districts, and shall be located at least fifty feet from any public right-of-way or adjacent parcel. Vehicle storage and service equipment shall not be collocated with the substation.
 - f. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Outside of emergencies or without the permission of Nashville Electric Service (NES), ~~operation of such generators shall be limited to no more than seventy-two hours consecutively testing only.~~ This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
 - g. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards, as such standards may be amended.
 - i. Testing for these generators shall not exceed 10 hours per month.
 - ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
 - iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
 - iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.
 - h. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.
5. Future improvements. Any changes to a data center - medium that increase the square footage or add maximum utilization capacity requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

Section 4. That Section 17.16.185 of the Metropolitan Code is hereby amended by adding the following as a new Subsection A and redesignating the existing Subsection A and subsequent subsections:

A. Data Center - Large.

1. Location. ~~No data center shall be permitted on a parcel within two thousand six hundred and forty linear feet of a parcel containing a residential use, daycare home, daycare center,~~

~~religious institution, community education use, park, zoo, or other data center~~ No data center shall be permitted in a location that is less than 2,640 feet from a residential use, day care home, daycare center, religious institution, community education use, park, zoo, correctional facility, or other data center or less than 2,640 feet from the centerline of a Choose How You Move (CHYM) All-Access Corridor. Distance shall be measured in a straight line from the closest point of a parcel line of the parcel for which the data center is sought to the closest point of the parcel line of the parcel on which the identified uses are located or from the closest point of a parcel line of the parcel for which the data center is sought to the centerline of identified corridors.

2. Buffer yards. There shall be screening in the form of landscape buffer yard Standard D-1 plus an eight foot tall masonry wall applied outside of the front setback along all side and rear property lines of the parcel(s) containing the data center use.
3. Design standards.
 - a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of ~~fenestration~~ glazing.
 - b. A minimum of ten percent (10%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
 - c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator, based on a recommendation from the planning department, may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
 - d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened ~~to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself~~ from public streets and from surrounding properties. No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
 - e. Building height for any data center shall not exceed 75' in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.
 - f. If a data center includes the use of renewable energy sources to offset at least fifty percent (50%) of a data center's total energy usage, the building height for the data center shall be permitted to increase to a maximum of one hundred fifty (150) feet if such additional height conforms to the permitted height and height control plane of the applicable zoning district the data center is located within. Renewable energy sources may consist of solar panels, on-site solar farm, small wind energy facilities, waste heat recovery, and other renewable energy sources.
4. Operational standards.
 - a. Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the primary structure and a public right-of way and shall be fully screened from all adjacent parcels and rights-of-way by the primary structure unless owned or jointly owned by Nashville Electric Service (NES), in which case the location, if between the primary structure and a public right-of-way, shall be screened from public view and adjacent properties by a landscape buffer yard Standard D.

- b. ~~There shall be no light trespass from the site onto surrounding properties, including any right-of-way.~~ Standards for light trespass shall meet all requirements of Section 17.28.100.E.4.
 - c. All cooling and ventilation equipment shall operate on a closed-loop system.
 - d. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public road or right-of-way, unless located on the rooftop of a data center building.
 - e. Substations associated with the operation of a data center shall only be permitted in the IR and IG zoning districts, and shall be located at least fifty feet from any public right-of-way or adjacent parcel. Vehicle storage and service equipment shall not be collocated with the substation.
 - f. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Outside of emergencies or without the permission of Nashville Electric Service (NES), ~~Ø~~ operation of such generators shall be limited to no more than seventy-two hours consecutively testing only. This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
 - g. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards, as such standards may be amended.
 - i. Testing for these generators shall not exceed 10 hours per month.
 - ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
 - iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
 - iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.
 - h. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.
5. Future improvements. Any changes to a data center - large that increase the square footage or add maximum utilization capacity requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

Section 5. That Section 17.16.300 of the Metropolitan Code is hereby amended by adding the following as a new Subsection A and redesignating the existing Subsection A and subsequent subsections:

A. Data Center - Accessory.

- 1. Location. Data center - accessory uses shall be fully located within the same structure containing the principal use.
- 2. Operational standards.
 - a. All cooling and ventilation equipment shall operate on a closed-loop system.
 - b. Cooling, ventilation, and other external equipment shall not be located between the building containing the data center and a public right-of-way.
 - c. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Outside of emergencies or without the permission of Nashville Electric Service (NES), ~~Ø~~ operation of such

generators shall be limited to ~~no more than seventy-two hours consecutively testing only.~~ This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.

- d. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards, as such standards may be amended.
 - i. Testing for these generators shall not exceed 10 hours per month.
 - ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
 - iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
 - iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.
- e. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.

Section 6. That Table 17.20.030 of the Metropolitan Code is hereby amended by adding the following as industrial uses in alphabetical order: “Data center - small” requiring a minimum of 1 space per employee on the largest shift, plus 1 space per 25,000 square feet (no UZO parking minimum exemption outside of DTC); “Data center - medium” requiring a minimum of 1 space per employee on the largest shift, plus 1 space per 25,000 square feet (no UZO parking minimum exemption outside of DTC); “Data center - large” requiring 1 space per employee on the largest shift, plus 1 space per 4025,000 square feet (no UZO parking minimum exemption outside of DTC); “Data center - campus” requiring 1 space per employee plus 1 space per 425,000 square feet (no UZO parking minimum exemption outside of DTC). The Traffic Engineer may require additional parking based on documented operational need, including security, maintenance, deliveries, or service vehicles.

Section 7. That Chapter 17.40 of the Metropolitan Code is hereby amended by amending Section 17.40.340.A. as follows:

Section 17.16.090.C. (Data Center - Small)

Section 17.16.090.D. (Data Center - Medium)

Section 17.16.185.A. (Data Center – Large)

Section 17.16.300.A. (Data Center – Accessory)

~~Section 78.~~ That Chapter 17.40 of the Metropolitan Code is hereby amended by adding a new Section 17.40.575 as follows:

17.40.575 - Permits for data centers.

The application requirements for zoning permits for any data center use shall include the following in addition to all requirements of Section 17.40.530 of this code. Initial permit application shall include all related buildings, structures, future phases, equipment yards, generator yards, parking areas, and supporting improvements. No applicant or developer may divide data centers into separate buildings, phases, or parcels to avoid classification. If a permit is issued for a data center at one classification and additional permits are sought in the future that would shift the data center into a higher classification, permits may not be issued unless the standards of the higher classification can be met.

- A. ~~The developer shall provide written confirmation at the time of application for a zoning permit that Nashville Electric Service (NES) has reviewed the proposed data center and agreed to provide electric service to the data center. No zoning permit shall be approved if NES has not agreed to provide electric service. The developer shall provide written confirmation from Nashville Electric Service at the time of application for a zoning permit that NES has reviewed the proposed data center, has or will have capacity to serve, and has agreed to provide electric service to the data center once payment in full of any applicable charges and fees have been made.~~
- B. The developer shall provide written confirmation at the time of application for a zoning permit that the utility providing water and sewer service to the site has reviewed the proposed data center and has determined that there is adequate capacity to service the data center. No zoning permit shall be approved if the applicable utility has determined that there is insufficient water and/or sewer capacity to service the data center.
- C. A noise impact assessment shall be required as part of the zoning permit application and shall be assessed at a distance of 500 feet from the property lines of the parcel(s) containing the data center. The noise impact assessment shall:
1. Define the scope of the assessment, including the geographic area, the noise sources to be studied, and the specific objectives of the assessment.
 2. Measure pre-operation ambient noise, existing background noise, and provide acoustic mitigation strategies to ensure the post construction noise levels do not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from all property lines.
- D. A water consumption and sustainability plan certified by a licensed engineer addressing conservation and scarcity, outlining the total water requirement of the data center, including cooling needs, and any strategies to reduce or mitigate excessive water usage shall be submitted prior to approval of the zoning permit. The plan shall demonstrate that water usage will not significantly strain the local and regional water supply. The water consumption and sustainability plan shall specifically demonstrate or identify:
1. The vulnerability of the project and project site to water scarcity and drought.
 2. Anticipated disturbances of public services, including but not limited to transport, communication, sanitation, fresh water, and electricity supply.
 3. Any drought monitoring and forecasting systems that exist in the project area.
 4. Proposed water scarcity/drought management measures to alleviate risk, including water storage, alternative sources, and reduced use of resources.
 5. The adoption of advanced low-water or water-free cooling systems that align with the adopted Drought Management Plan of the Metropolitan Water Services Department.
- E. An energy consumption and sustainability plan including the energy load before construction of the data center and the projected daily operational load once constructed shall be submitted. This assessment shall demonstrate:
1. Compliance with the latest edition of American National Standards Institute/American Society of Heating, Refrigerating and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 90.4. Performance metrics for mechanical load component (MLC) and electrical loss component (ELC) must be calculated and shown to be within allowable limits. Applicants must provide, with third-party verification:
 - a. Pre-construction compliance report including energy model and equipment specs;
 - b. Post-construction verification confirming built conditions meet design intent.
 42. Estimates of peak electricity demand and strategies for mitigating strain on local power infrastructure.
 23. Estimates of proposed improvements and alternatives to minimize the need for additional transmission lines from the designated power provider.

- ~~34.~~ The use of sustainable alternatives for power generation, such as solar panels, small-scale wind turbines, or other renewable energy sources that will provide at least 15% of total power usage. This can be achieved by a combination of on-site generation and off-site generation that must be additive to the Tennessee Valley Authority (TVA) system.
45. A decommissioning plan for unsold or surplus data infrastructure, for recycling all on-site electronic infrastructure through certified recyclers that follow Responsible Recycling (R2) Standard for Electronics Recyclers and/or e-Stewards® Standard for Responsible Recycling and Reuse of Electronic Equipment.
- ~~56.~~ Planned use of sustainable practices to limit or offset the data center's use of power and water.
- F. A lighting plan demonstrating compliance with ~~that there will be no light trespass from the site onto surrounding properties, including any right-of-way~~ the requirements of Section 17.28.100.E.4.
- G. Transmission line impact assessment: a transmission line impact assessment shall identify the need for new or upgraded transmission lines to meet the data center's electricity requirements. This assessment shall include the potential environmental impact on public land, including tree removal from ~~county~~ Metro-owned land and rights-of-way. This assessment shall also include information on any planned substation's location and shall show the required screening mechanism(s).
- H. Any additional information requested by any reviewing department or agency shall be submitted prior to approval of the zoning permit.
- I. The operator of a data center shall submit an annual compliance report that details any changes to, and continuation of all, assessments submitted as part of the zoning permit approval process and demonstrate compliance and monitoring of all application requirements and conditions of zoning to the zoning administrator or their designee no later than the first of January of each year.

Section 8. 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 9. 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:

Rollin Horton
Member of Council

AMENDMENT NO. 1

TO

ORDINANCE NO. BL2026-1391, AS SUBSTITUTED

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1391, as follows:

I. By modifying Section 3, proposed Subsection 17.16.090.C.5, as follows:

5. Future improvements. Any changes to a data center - small that increase the square footage, ~~or add maximum utilization capacity, or alter operational parameters, including but not limited to, cooling technology, water consumption, wastewater discharge, backup generation capacity, noise emission, or environmental mitigation measures, such that the potential environmental disturbance would increase,~~ requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

II. By modifying Section 3, proposed Subsection 17.16.090.D.5, as follows:

5. Future improvements. Any changes to a data center - medium that increase the square footage, ~~or add maximum utilization capacity, or alter operational parameters, including but not limited to, cooling technology, water consumption, wastewater discharge, backup generation capacity, noise emission, or environmental mitigation measures, such that the potential environmental disturbance would increase,~~ requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

III. By modifying Section 4, proposed Subsection 17.16.185.A.5, as follows:

5. Future improvements. Any changes to a data center - large that increase the square footage, ~~or add maximum utilization capacity, or alter operational parameters, including but not limited to, cooling technology, water consumption, wastewater discharge, backup generation capacity, noise emission, or environmental mitigation measures, such that the potential environmental disturbance would increase,~~ requires review of a new permit consistent with Section 17.40.575. If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

IV. By modifying Section 5, by adding the following as a new proposed Subsection 17.16.300.A.3:

3. Future improvements. Any changes to a data center - accessory that increase the square footage, ~~or add maximum utilization capacity, or alter operational parameters, including but not limited to, cooling technology, water consumption, wastewater discharge, backup generation capacity, noise emission, or environmental mitigation measures, such that the environmental disturbance would increase,~~ requires review of a new permit consistent with Section 17.40.575.

If applicable, the classification may be adjusted to account for added square footage and/or capacity and permit and zoning requirements of the new classification will govern.

SPONSORED BY:

Mike Cortese
Member of Council

AMENDMENT NO. 2

TO

ORDINANCE NO. BL2026-1391, AS SUBSTITUTED

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1391, as follows:

- I. By modifying Section 3, proposed Subsection 17.16.090.C, by adding the following as an additional subsection 17.16.090.C.6:

6. Decommissioning.

- a. For purposes of this section “decommissioning” shall mean the removal and restoration of the property and shall include the removal of all hazardous materials and contents, including cabling, electrical components, cooling systems, any contaminated soils, any electrical generators, and other associated facilities, as well as the regrading of any earth disturbed during removal.
- b. Any data center owner or operator shall at its expense complete decommissioning of the property within twelve months after the end of the life of the property for any use. The property will be presumed to be at the end of its useful life if it is not used for a continuous period of twelve months. The facility owner or operator shall report to the codes department within 48 hours any cessation or discontinuation of use. If the codes department becomes aware of the cessation or discontinuation of use of the data center by observation or report from a third party without receiving notification from the facility owner or operator. In that case, the codes department may notify the facility owner or operator of the report or observation in writing or by posting a notice on the premises that decommissioning must be completed within six (6) months of said notice.
- c. The cost of decommissioning shall be determined by an independent certified Professional Engineer and shall be equal to the estimate of decommissioning less the net salvage value of the equipment.
- d. The facility owner or operator shall post and maintain financial assurance naming Metro as obligee for decommissioning equal to the cost of decommissioning.
- e. Acceptable forms of financial assurance may be in the form of a surety bond; a collateral bond; an irrevocable letter of credit; an approved negotiated instrument not described; or a combination of the forms of security described herein.
- f. The escrow agent shall release the financial assurance when the facility owner or operator has demonstrated and the municipality concurs that decommissioning has been satisfactorily completed, or upon written approval of the municipality in order to implement the decommissioning plan.
- g. In the event of sale or transfer of the data center, the acquiring agency shall adhere to the original monetary and operational decommissioning requirements set forth for the original developer.

- II. By modifying Section 3, proposed Subsection 17.16.090.D, by adding the following as an additional subsection 17.16.090.D.6:

6. Decommissioning.

- a. For purposes of this section “decommissioning” shall mean the removal and restoration of the property and shall include the removal of all hazardous materials and contents, including cabling, electrical components, cooling systems, any contaminated soils, any electrical generators, any electrical substation, and other associated facilities, as well as the regrading of any earth disturbed during removal. Removal of any substation is subject to the approval of the Nashville Electric Service.
- b. Any data center owner or operator shall at its expense complete decommissioning of the property within twelve months after the end of the life of the property for any use. The property will be presumed to be at the end of its useful life if it is not used for a continuous period of twelve months. The facility owner or operator shall report to the codes department within 48 hours any cessation or discontinuation of use. If the codes department becomes aware of the cessation or discontinuation of use of the data center by observation or report from a third party without receiving notification from the facility owner or operator. In that case, the codes department may notify the facility owner or operator of the report or observation in writing or by posting a notice on the premises that decommissioning must be completed within six (6) months of said notice.
- c. The cost of decommissioning shall be determined by an independent certified Professional Engineer and shall be equal to the estimate of decommissioning less the net salvage value of the equipment.
- d. The facility owner or operator shall post and maintain financial assurance naming Metro as obligee for decommissioning equal to the cost of decommissioning.
- e. Acceptable forms of financial assurance may be in the form of a surety bond; a collateral bond; an irrevocable letter of credit; an approved negotiated instrument not described; or a combination of the forms of security described herein.
- f. The escrow agent shall release the financial assurance when the facility owner or operator has demonstrated and the municipality concurs that decommissioning has been satisfactorily completed, or upon written approval of the municipality in order to implement the decommissioning plan.
- g. In the event of sale or transfer of the data center, the acquiring agency shall adhere to the original monetary and operational decommissioning requirements set forth for the original developer.

III. By modifying Section 4, proposed Subsection 17.16.185.A, by adding the following as an additional subsection 17.16.185.A.6:

6. Decommissioning.

- a. For purposes of this section “decommissioning” shall mean the removal and restoration of the property and shall include the removal of all hazardous materials and contents, including cabling, electrical components, cooling systems, any contaminated soils, any electrical generators, any electrical substation, and other associated facilities, as well as the regrading of any earth disturbed during removal. Removal of any substation is subject to the approval of the Nashville Electric Service.

- b. Any data center owner or operator shall at its expense complete decommissioning of the property within twelve months after the end of the life of the property for any use. The property will be presumed to be at the end of its useful life if it is not used for a continuous period of twelve months. The facility owner or operator shall report to the codes department within 48 hours any cessation or discontinuation of use. If the codes department becomes aware of the cessation or discontinuation of use of the data center by observation or report from a third party without receiving notification from the facility owner or operator. In that case, the codes department may notify the facility owner or operator of the report or observation in writing or by posting a notice on the premises that decommissioning must be completed within six (6) months of said notice.
- c. The cost of decommissioning shall be determined by an independent certified Professional Engineer and shall be equal to the estimate of decommissioning less the net salvage value of the equipment.
- d. The facility owner or operator shall post and maintain financial assurance naming Metro as obligee for decommissioning equal to the cost of decommissioning.
- e. Acceptable forms of financial assurance may be in the form of a surety bond; a collateral bond; an irrevocable letter of credit; an approved negotiated instrument not described; or a combination of the forms of security described herein.
- f. The escrow agent shall release the financial assurance when the facility owner or operator has demonstrated and the municipality concurs that decommissioning has been satisfactorily completed, or upon written approval of the municipality in order to implement the decommissioning plan.
- g. In the event of sale or transfer of the data center, the acquiring agency shall adhere to the original monetary and operational decommissioning requirements set forth for the original developer.

INTRODUCED BY:

Mike Cortese
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2026-1392

Madam President –

I hereby move to amend Ordinance No. BL2026-1392 by modifying Section 1 as follows:

Section 1. That the following building material restrictions and requirements as a part of BL2026-1391, an ordinance amending Title 17 of the Metropolitan Code of Laws, to add various new data center uses and related definitions and conditions to the Zoning Code, are hereby authorized:

- Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator, based on a recommendation from the planning department, may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.

SPONSORED BY:

Rollin Horton
Member of Council

SUBSTITUTE ORDINANCE NO. BL2026-1448

An ordinance declaring a temporary moratorium upon the acceptance, processing, approval, and issuance of zoning, building, or grading permits for data center developments on property within Nashville & Davidson County.

WHEREAS, the Metropolitan Government of Nashville and Davidson County has authority to regulate land use and development through Title 17 of the Metropolitan Code of Laws, known as the Metropolitan Zoning Code, to protect the public health, safety, and welfare; and

WHEREAS, the Metropolitan Zoning Code does not currently define “data center” as a distinct land use classification; and

WHEREAS, in the absence of a specific data center classification, data centers may be administratively classified under existing use categories that were not written to address the scale, intensity, operational characteristics, or impacts of modern data-center development; and

WHEREAS, data centers may have land-use impacts materially different from ordinary office, warehouse, telecommunications, utility, or industrial uses, including high electrical demand, backup generators, fuel storage, battery systems, substations, transformers, cooling systems, mechanical equipment, noise, vibration, lighting, stormwater impacts, security fencing, emergency-response concerns, and continuous twenty-four-hour operations; and

WHEREAS, data centers may be appropriate in certain locations if properly defined, reviewed, conditioned, buffered, and regulated, but may be incompatible with nearby residential neighborhoods, public parks, schools, greenways, zoological institutions, public spaces, and other sensitive uses without appropriate standards; and

WHEREAS, the Metropolitan Government has a substantial public interest in ensuring that data centers are not permitted or vested under land-use classifications that do not accurately describe the principal use or address the use’s operational impacts; and

WHEREAS, on June 2, 2026, BL2026-1391 and BL2026-1392 were introduced at the Metropolitan Council; and

WHEREAS, these two pieces of legislation propose to define what a data center is in the context of the Metropolitan Zoning Code, delineate the different types of data centers based on size and power use, and set up reasonable conditions and restrictions for the various types of data centers to enable them to operate in a compatible and harmonious manner within Nashville and Davidson County; and

WHEREAS, BL2026-1391 and BL2026-1392 must go through the required review and approval process, including two readings at the Metropolitan Planning Commission and three readings at the Metropolitan Council prior to their enactment; and

WHEREAS, this review and approval process will take several months to complete; and

WHEREAS, in the interim, it is in the best interests of the health, welfare, and safety of Nashville and Davidson County and its residents that the Metropolitan Council declare a temporary moratorium upon the acceptance, processing, approval, and issuance of zoning, building, or grading permits for data center developments on property within Nashville and Davidson County

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

Section 1. That a moratorium is hereby declared upon the acceptance, processing, approval, and issuance of zoning, building, or grading permits by the Metropolitan Department of Codes Administration and the Metropolitan Water Services Department for any data center development for property within Nashville & Davidson County until November 1, 2026 or the effective date of BL2026-1391 and BL2026-1392, whichever occurs first.

Section 2. That for the purposes of this ordinance, a “data center development” shall include any development including a physical room, building, or facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as substations, electrical yards, mechanical yards, and all other exposed equipment, located within the property boundaries. A “server room” shall not be considered a data center. A collection of computer workstations configured solely for use by a principal use shall not be considered a data center.

“Server room” means a dedicated closet or room containing servers and/or other computer equipment that is less than 500 square feet in size and that is located within and supports functions of a principal use and relies on the principal use’s existing HVAC and electrical supply.

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:

Courtney Johnston
Member of Council

Ordinance No. _____

An ordinance authorizing The Metropolitan Government to acquire the fee interest in a parcel of property (Parcel ID No. 13300013500) through negotiation or condemnation for office, warehouse, training and other uses. (Proposal No. 2026M-009PR-001)

WHEREAS, Section 2.01 of the Metropolitan Charter authorizes the Metropolitan Government to purchase as well as to take and appropriate real property within the area of the Metropolitan Government for any public purpose when the public convenience requires it; and

WHEREAS, The Metropolitan Government requires additional land for office, warehouse, training and other uses by various departments; and

WHEREAS, The Metropolitan Government has identified the approximately 23.49-acre property at 648 Grassmere Park (Parcel ID No. 13300013500; the "Property") as ideally sized and located for the uses described herein; and

WHEREAS, acquisition of the fee interest in the Property by negotiation or condemnation is necessary for and will serve the public convenience.

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

Section 1. This project is declared to be in the interest of public convenience.

Section 2. The Director of Public Property Administration or designee is authorized to acquire the fee simple interest in the Property by negotiation or condemnation.

Section 3. Amendments to this ordinance may be authorized by resolution of the Metropolitan Council.

Section 4. This ordinance shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY

INTRODUCED BY:

Abraham Wescott
Abraham Wescott, Director
Public Property Administration

Member(s) of Council

APPROVED AS TO THE AVAILABILITY
OF FUNDS

Jenneen Reed
Jenneen Reed, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:

Tom J. [Signature]
Metropolitan Attorney

ORDINANCE NO. BL2026-___

An ordinance amending Chapter 6.75 of the Metropolitan Code of Laws relative to pedicabs and pedal carriages.

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

Section 1. That Section 6.75.030 of the Metropolitan Code of Laws is hereby amended by adding the following as a new subsection C:

C. For purposes of making such a decision about public convenience and necessity, the MTLC shall consider pedicabs as a necessary and useful mode of transportation and shall consider pedal carriages only as vehicles used for entertainment purposes.

Section 2. That Section 6.75.530 of the Metropolitan Code of Laws is hereby amended by deleting Subsection 6.75.530.C in its entirety and replacing it as follows:

C. Pedal carriages shall not be operated within designated bicycle lanes, but pedal carriages and pedicabs shall move with traffic like motor vehicles. Pedicabs may utilize designated bicycle lanes but should not interfere with the flow of existing bicycle traffic.

Section 3. This ordinance shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Sean Parker
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2026-1362

Madam President --

I hereby move to amend Ordinance No. BL2026-1362 as follows:

I. By deleting Section 1 in its entirety and replacing it with the following:
Section 1. That representatives or staff from the following departments, boards, and commissions shall coordinate to present annually no later than September of each year provide an annual joint presentation to the Budget and Finance Committee of the Metropolitan Council a summary and evaluation of relative to tax abatement programs in Nashville and Davidson County: the Department of Finance, the Department of Law, the Metropolitan Planning Commission, the Office of the Metropolitan Trustee and each department, board, or commission administering tax abatements including: Metropolitan Development and Housing Agency (“MDHA”), Industrial Development Board (“IDB”), Health Educational Facilities Board (“HEFB”), Metropolitan Historic Zoning Commission (“MHZC” “Metro-Historic”), Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”), and such agencies who have proposed to administer tax abatements.

II. By deleting Section 3 in its entirety and replacing it with the following:
Section 3. The Department of Finance shall coordinate the presentation and further report the aggregate amount of tax abatements for the previous year and the relation, ~~the appropriateness~~ of that aggregate amount relative to the annual property tax revenues and general operating budget of the Metropolitan Government .and summarize the community priorities addressed by the incentives.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2026-1431

Madam President –

I hereby move to amend Ordinance No. BL2026-1431 as follows:

I. By deleting Section 2 in its entirety and replacing it with the following:
Section 2. That Subsection 2.147.050.C of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

C. Select candidates for executive director shall be presented to the mayor, pursuant to section 2.147.065. The commission may utilize the services of the department of human resources to assist in the recruitment of candidates. ~~Consult with the mayor on the hiring of the executive director, who shall serve as the executive director of the commission and of the office of entertainment.~~

II. By deleting Section 4 in its entirety and replacing it with the following.
Section 4. That Section 2.147.065 of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

2.147.065 - Staffing.

The work of the commission and of the office of entertainment shall be managed by an executive director, who shall be appointed by the mayor from candidates selected by the commission ~~in consultation with the commission.~~ The executive director may be removed by the mayor only after consultation with the chair of the commission or another member of the commission chosen by the commission specifically for this consultation purpose. The executive director and any staff shall be organized under the mayor's office.

SPONSORED BY:

Jennifer Gamble
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2026-1431

Madam President –

I hereby move to amend Ordinance No. BL2026-1431 as follows:

I. By deleting Section 2 in its entirety and replacing it with the following:
Section 2. That Subsection 2.147.050.C of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

C. Select candidates for executive director to be presented to the mayor, pursuant to section 2.147.065. The commission may utilize the services of the department of human resources to assist in the recruitment of candidates. ~~Consult with the mayor on the hiring of the executive director, who shall serve as the executive director of the commission and of the office of entertainment.~~

II. By deleting Section 4 in its entirety and replacing it with the following.
Section 4. That Section 2.147.065 of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

2.147.065 - Staffing.

A. The work of the commission and of the office of entertainment shall be managed by an executive director, who shall be appointed by the mayor, from candidates selected by the commission in consultation with the commission. The mayor shall appoint an executive director within sixty days of receiving the commission's recommendations or notify the commission within that time that no candidate will be selected. If no candidate is selected, the commission shall select a new set of candidates for hiring, which may include new or existing candidates. For all executive director searches active on July 1, 2026, in which the commission has submitted candidates for the mayor's consideration, the sixty-day time limit shall begin on the effective date of this section.

B. The executive director may be removed by the mayor only after consultation with the chair of the commission or another member of the commission chosen by the commission specifically for this consultation purpose.

C. The executive director and any staff shall be organized under the mayor's office.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2026-1432

Madam President –

I hereby move to amend Ordinance No. BL2026-1432 as follows:

I. By deleting Section 1 in its entirety and replacing it with the following:
Section 2. That Subsection 2.147.050.C of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

C. Select candidates for executive director shall be presented to the mayor, pursuant to section 2.147.065 of the metropolitan code of laws. The commission may utilize the services of the department of human resources to assist in the recruitment of candidates. ~~Recruit and hire the executive director who shall serve as the executive director of the commission and of the office of entertainment.~~

II. By deleting Section 2 in its entirety and replacing it with the following.
Section 4. That Section 2.147.065 of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

2.147.065 - Staffing.

The work of the commission and of the office of entertainment shall be managed by an executive director, who shall be appointed by the mayor, from candidates selected by the commission. The executive director may be removed by the mayor only after consultation with the chair of the commission or another member of the commission chosen by the commission specifically for this consultation purpose. The executive director and any staff shall be organized under the mayor's office. ~~The executive director of the commission shall be appointed by and serve at the pleasure of the commission. The commission will work in conjunction with the department of human resources on application and selection process. The commission will conduct interviews for the hiring of an executive director.~~

SPONSORED BY:

Jennifer Gamble
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2026-1432

Madam President –

I hereby move to amend Ordinance No. BL2026-1432 as follows:

I. By deleting Section 1 in its entirety and replacing it with the following:
Section 2. That Subsection 2.147.050.C of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

C. Select candidates for executive director to be presented to the mayor, pursuant to section 2.147.065 of the metropolitan code of laws. The commission may utilize the services of the department of human resources to assist in the recruitment of candidates. Recruit and hire the executive director who shall serve as the executive director of the commission and of the office of entertainment.

II. By deleting Section 2 in its entirety and replacing it with the following.
Section 4. That Section 2.147.065 of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

2.147.065 - Staffing.

A. The work of the commission and of the office of entertainment shall be managed by an executive director, who shall be appointed by the mayor, from candidates selected by the commission. The mayor shall appoint an executive director within sixty days of receiving the commission's recommendations or notify the commission within that time that no candidate will be selected. If no candidate is selected, the commission shall select a new set of candidates for hiring, which may include new or existing candidates. For all executive director searches active on July 1, 2026, in which the commission has submitted candidates for the mayor's consideration, the sixty-day time limit shall begin on the effective date of this section.

B. The executive director may be removed by the mayor only after consultation with the chair of the commission or another member of the commission chosen by the commission specifically for this consultation purpose.

C. The executive director and any staff shall be organized under the mayor's office. The executive director of the commission shall be appointed by and serve at the pleasure of the commission. The commission will work in conjunction with the department of human resources on application and selection process. The commission will conduct interviews for the hiring of an executive director.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. __
TO
ORDINANCE NO. BL2026-1437

Madam President –

I move to amend Ordinance No. BL2026-1437 to add the following as a new Section 3 and renumber the remaining section accordingly:

Section 3. That this requirement to publish recordings within 72 hours shall not apply to the Metropolitan Employee Benefits Board and the Metropolitan Civil Service Commission, which shall record their meetings and submit those recordings to the Office of the Metropolitan Clerk. Footage of these meetings shall be released by the Office of the Metropolitan Clerk upon public request.

SPONSORED BY:

Jennifer Webb
Member of Council